

Supplemental Lease Agreement

| Lease Number: | LWI18546 | Date: | | SLA #1 | | | | | | | | |
|--|---------------------------------|---------------------------|-----------------|---------------|------------|---------------------------------|---------------------------|-----------------|-------|-------------|-------------|------------|
| 1201 Storbeck Drive Waupun, Wisconsin 53963 | | | | | | | | | | | | |
| <p>THIS AGREEMENT, made and entered into this date by and between: N.E.T. Investments, L.L.C. whose address is: 12075 Corporate Pkwy Suite 200 Mequon, WI 53092</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease and clarify lease term and real estate taxes paid by the government.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended and the changes will be as follows:</p> | | | | | | | | | | | | |
| <p>Supplemental Lease Agreement #1 is issued to modify Lease LWI18546 and clarify lease term and real estate taxes. Therefore, Standard Form 2 Paragraph 2 and 17 is amended to read:</p> <p>2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on January 1, 2011 and continuing through December 31, 2020, subject to termination and renewal rights as may be hereinafter set forth.</p> <p>17. The Gross Rental rate in Section 3 include the following amounts per RSF:</p> | | | | | | | | | | | | |
| <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:25%;">Term Years</th> <th style="width:25%;">Shell Rent (Excluding Taxes)</th> <th style="width:25%;">Annual Operating Expenses</th> <th style="width:25%;">Annual RE Taxes</th> </tr> </thead> <tbody> <tr> <td style="text-align:center;">1- 10</td> <td style="text-align:center;">\$29,481.24</td> <td style="text-align:center;">\$16,985.88</td> <td style="text-align:center;">\$4,573.90</td> </tr> </tbody> </table> | | | | | Term Years | Shell Rent (Excluding Taxes) | Annual Operating Expenses | Annual RE Taxes | 1- 10 | \$29,481.24 | \$16,985.88 | \$4,573.90 |
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| 1- 10 | \$29,481.24 | \$16,985.88 | \$4,573.90 | | | | | | | | | |
| <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>This Supplemental Lease Agreement No. 1 consists of one page.</p> | | | | | | | | | | | | |
| <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p> <p>Lessor, N.E.T. INVESTMENTS, LLC</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p> (Signature)</p> <p>In Presence of</p> <p>_____</p> <p style="text-align: center;">(Signature)</p> </div> <div style="width: 45%;"> <p style="text-align: center;"><u>MANAGING MEMBER</u></p> <p style="text-align: center;">(Title)</p> <p>_____</p> <p style="text-align: center;">(Address)</p> </div> </div> | | | | | | | | | | | | |
| <p>United States Of America, General Services Administration, Public Buildings Service.</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p> (Signature)</p> </div> <div style="width: 45%;"> <p style="text-align: center;"><u>LCO</u></p> <p style="text-align: center;">(Official Title)</p> </div> </div> | | | | | | | | | | | | |