

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-05B-18557	DATE 3/16/12	PAGE 1 of 2
ADDRESS OF PREMISES 660 W. Washington Ave, Suite 305, Madison, WI 53703-4703			

THIS AGREEMENT, made and entered into this date by and between **City Station Associates** whose address is

145 E. Badger Road
Suite 200
Madison, WI 53713-2723

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease dated April 19, 2011.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective February 22, 2012, as follows:

The purpose of this Supplement Lease Agreement 1 is to provide beneficial occupancy and rent commencement.

Paragraph 1 is hereby deleted and replaced with the following:

1. The Government shall pay the Lessor a total annual rent of \$97,609.05 at a rate of \$8,134.09 per month in arrears based on a rate of \$28.35 per RSF (\$31.54 per USF) paid monthly in arrears for years 1 through 5 starting February 22, 2012 and ending February 21, 2017.

The Government shall pay the Lessor a total annual rent of \$98,482.90 at a rate of \$8,206.90 per month in arrears based on a rate of \$28.60 per RSF (\$24.37 per USF) paid monthly in arrears for years 6 through 10 starting February 22, 2017 and ending February 21, 2022.

The amortized Tenant Improvement Allowance component of the rent shall not activate until construction is complete and required improvements are delivered/accepted by the Government. Once the space is accepted, the Rent for the lease above will be adjusted by Supplemental Lease Agreement to include the tenant improvement component, amortized over the remaining firm term of the lease.

Rent shall be adjusted in accordance with the provisions of the Solicitation for Offers and General Clauses. Rent for the lesser period shall be prorated.

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

	LESSOR	NAME OF SIGNER Joseph M. Alexander
		Madison WI 53713
	IN PRESENCE OF	NAME OF SIGNER Andrew Schmidt
SIGNATURE		NAME OF SIGNER Andrew Schmidt
ADDRESS	145 E. Badger Rd #200 Madison WI 53713	
	UNITED STATES OF AMERICA	NAME OF SIGNER EVA Y CODY
		OFFICIAL TITLE OF SIGNER Lease Contracting Officer
		GSA FORM 276 (REV. 8/2006)

Rent shall be made payable to:

City Station Associates
145 E. Badger Road
Suite 200
Madison, WI 53713-2723

Paragraph 18 is hereby added to the lease:

18. Rent includes a Tenant Improvement Allowance of \$149,498.10, for work to be completed at a later date, to be amortized through the rent over the remaining firm term of the Lease following acceptance by the Government, at the rate of 8%. In accordance with the lease paragraph entitled, *Tenant Improvements Rental Adjustment*, the actual cost of Tenant Improvements shall be reconciled and rent and commission credit adjusted accordingly.

Upon receipt of the agency's tenant improvement requirements, the lessor shall have ninety (90) days to complete the tenant improvements as agreed upon in the lease.

All other terms and conditions remain in full force and effect.

INITIALS:  LESSOR
 GOVT