

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 5
	TO LEASE NO. GS-05B-18557
ADDRESS OF PREMISES 660 W. Washington Ave., Suite 305, Madison, WI 53703-4703	PDN Number:

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 effective December 22, 2012.

The purpose of this Lease Amendment is to adjust the Rent, the Commission and the Commission Credit.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

A. Lease Amendment #4 Revision 2 established a total annual rent of \$112,115.30 at the rate of \$9,342.94 per month in arrears based on a rate of \$32.56 per RSF (\$36.22 per USF) paid monthly in arrears for years 1 thru 5 starting December 22, 2012 and ending February 21, 2017. This rate is inclusive of the final Tenant Improvement allowance that was reduced from \$148,498.10 to \$51,310.06. As result of this change in TI costs, the amount of the Commission and Commission Credit are reduced as follows:

Paragraph 3 is hereby deleted in its entirety and replaced with the following:

In accordance with the Paragraph 7B of the Supplemental Requirements, CB Richard Ellis Inc. ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and CB Richard Ellis have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 7, only [REDACTED] which is [REDACTED] of the Commission, will be payable to CB Richard Ellis when the Lease is awarded. The remaining [REDACTED] which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the shell rental portion of the annual rental payments due and owing shall be reduced to

This Lease Amendment contains {2} pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR: [REDACTED]

Signature: [REDACTED]
Name: [REDACTED]
Title: Manager
Entity Name: City Station Associates
Date: 6/26/2013

FOR THE GOVERNMENT: [REDACTED]

Signature: [REDACTED]
Name: [REDACTED]
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 6/27/2013

WITNESSED FOR THE LESSOR BY: [REDACTED]

Signature: [REDACTED]
Name: Andrew Schwartz
Title: Principal Broker
Date: 6/26/2013

fully recapture this Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments and continue until the credit has been fully recaptured.

First month's rental payment of \$9,342.94 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted first month's rent).

Second month's rental payment of \$9,342.94 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted 2nd month's rent).

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

INITIALS: JMA & eyc
LESSOR GOV'T