

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
No. 4

DATE

7/2/12

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO:
GS-05B-18592

ADDRESS OF PREMISES:

5417 Clem's Way
Stevens Point, Wisconsin 54481-8841

THIS AGREEMENT, made and entered into this date by and between **2011 Stevens Point, LLC**

whose address is: **2011 Stevens Point, LLC**
4605 Dovetail Drive
Madison, WI 53704 -6301

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

WHEREAS, the parties hereto desire to amend the above lease.

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

The purpose of this Supplemental Lease Agreement No.4 is to **issue Notice to proceed with construction of the additional tenant improvements** and revise the total tenant improvements amount to be amortized in the Lease. Tenant improvements in the total amount of **\$637,169.71** shall be amortized through the rent as follows: **\$627,051.60** for **10 years** at a rate of **0%**. The remaining **\$ 10,118.11** shall be amortized through the rent for **8 years** at a rate of **8%**. The annual rates are depicted in the rent chart below.

Continued on Sheet 2, attached hereto and made a part of the lease.

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

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.
LESSOR: 2011 Stevens Point, LLC

BY

Carl Ruedebusch-Manager
(Printed Name and Title)

702 Brook St DeForest, WI
(Address)

UNITED STATES OF AMERICA

Contracting Officer
General Services Administration

(Official Title)

2. Paragraph 3 of the Lease is hereby deleted and the following paragraph is substituted:

3. The Government shall pay the Lessor annual rent of \$390,787.62 at the rate of \$32,565.62 per month in arrears for Years 1-8 and the Government shall pay the Lessor annual rent of \$389,071.17 at the rate of \$32,422.60 per month in arrears for Years 9-10.

| Lease Years 1-8 | RSF | USF | Annual Rates (RSF) |
|-------------------------|----------------|----------------|----------------------|
| Warm Lit Shell | \$13.88 | \$14.76 | \$ 219,900.98 |
| Real Estate Taxes | \$ 1.75 | \$ 1.86 | \$ 27,725.27 |
| Security Costs | \$ 0 | \$ 0 | 0 |
| Operating Expenses | \$ 4.97 | \$ 5.28 | \$ 78,739.76 |
| Tenant Improvements | \$ 4.07 | \$ 4.32 | \$ 64,421.61 |
| Total | \$24.67 | \$26.23 | \$ 390,787.62 |
| Lease Years 9-10 | | | |
| Warm Lit Shell | \$13.88 | \$14.76 | \$ 219,900.98 |
| Real Estate Taxes | \$ 1.75 | \$ 1.86 | \$ 27,725.27 |
| Security Costs | \$ 0 | \$ 0 | 0 |
| Operating Expenses | \$ 4.97 | \$ 5.28 | \$ 78,739.76 |
| Tenant Improvements | \$ 3.96 | \$ 4.21 | \$ 62,705.16 |
| Total | \$24.56 | \$26.11 | \$ 389,071.17 |

In accordance with lease negotiations, the Tenant Improvement rate stated above reflects an interest rate of 0% over a hundred and twenty month (120) month period, for the Tenant Improvement amount of \$627,051.60. The remaining Tenant Improvement in the amount of \$10,118.11 is included in the rate stated above for Lease Years 1-8 and reflects an interest rate of 8% over a ninety-six month (96) period.

Should the Government exercise its termination rights, after the firm term of (96) months the Government shall have no obligation to pay the Lessor any remaining balance for the Tenant Improvement rent beyond Years 1-8, the firm term of the lease.

In accordance with the SFO paragraph entitled Common Area Factor, the common area factor is established as 1.063289%.

Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period of time shall be prorated. Rent checks shall be made payable to:

2011 Stevens Point, LLC
4605 Dovetail Drive
Madison, WI 53704-6301

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

Government Initials gji

Lessor Initials Ch