

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		LEASE AMENDMENT No. <u> 1 </u>
LEASE AMENDMENT		TO LEASE NO. GS-05P-WI18660
ADDRESS OF PREMISES	740 Regent Street 1 st floor Madison, WI 53715-2647	PDN Number:

THIS AMENDMENT is made and entered into between **740 REGENT STREET ASSOCIATES
A LIMITED WISCONSIN PARTNERSHIP**

whose address is: 145 East Badger Road, Suite 200
Madison, WI 53713-2708

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

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

This Lease Amendment will serve to change the effective date for the commencement of rent and decrease the tenant improvement allowance thereby lowering the rental rate.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective **APRIL 1, 2014** as follows:


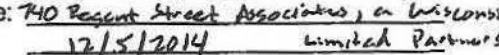
L201C - "LEASE TERM" on Page 1 of the lease is deleted in its entirety and replaced with the following:

To Have and To Hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of 10 year/five (5) years Firm for the period April 1, 2014 through March 31, 2024 subject to termination and renewal rights as may be hereinafter set forth.


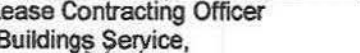
This Lease Amendment contains {2} pages.

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:

Signature: 
Name: 
Title: Sch. Mgr.
Entity Name: 740 Regent Street Associates, a Wisconsin
Date: 12/5/2014 limited Partnership

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 12/8/14

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Principal Broker
Title: Principal Broker
Date: 12/5/2014

L201C – Page 1 - Paragraph 1.03 Rent and Other Consideration (June 2012) Paragraph "A" is deleted in its entirety and replaced with the following.. The remaining paragraphs B – G will remain intact:

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$62,878.08	\$67,822.40
TENANT IMPROVEMENTS RENT ²	\$36,058.70.	\$0
OPERATING COSTS ³	\$ 27,313.26	\$ 27,313.26
BUILDING SPECIFIC SECURITY ⁴	INCLUDED IN SHELL.	\$0
PARKING ⁵	INCLUDED IN SHELL	INCLUDED IN SHELL
TOTAL ANNUAL RENT	\$126,260.04	\$95,135.66

¹Shell rent (Firm Term) calculation: \$17,058.66 per RSF multiplied by 3,686 RSF includes pkg. and security and taxes

²The Tenant Improvement Allowance of \$151,753.00 is amortized at a rate of 7 percent per annum over 5 years.

³Operating Costs rent calculation: \$7.41 per RSF multiplied by 3,686 RSF

⁴Building Specific Security Costs of \$2,120.00 included in shell and amortized at a rate of 7 percent per annum over 5 years

⁵Parking costs described under sub-paragraph G below also included in shell per requirement. Annual rent in years 6-10 is \$95,135.66 with CPI and tax escalations continuing.

In instances where the Lessor amortizes either the TI or Building Specific Security for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any unamortized costs beyond the Firm Term.

L201C – Page 2 - Paragraph 1.05 Termination Rights (August 2011) is deleted in its entirety and replaced with the following.

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, at any time effective after the Firm Term of this Lease which is March 31, 2018 by providing not less than 60 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

L201C – Page 2 - Paragraph 1.08 Tenant Improvement Allowance (August 2011) is deleted in its entirety and replaced with the following:

1.08 TENANT IMPROVEMENT ALLOWANCE (AUG 2011)

The Tenant Improvement Allowance (TIA) for purposes of this Lease is \$47.20 per ABOA SF totaling \$154,060.80. The TIA is the amount that the Lessor shall make available for the Government to be used for TIs. The Government DID NOT use its full allowance. The amount used by [redacted] to be amortized in the lease is \$151,753.00 over the Firm Term of this Lease at an annual interest rate of 7 percent. The remaining funds are NO LONGER available to the Government at commencement of this lease.


Security Requirements – Exhibit A – RLP Number 18660/Lease Number 18660- Paragraph 18 – [redacted] (Tenant Improvement (November 2005) is deleted in its entirety.

[redacted] entry doors have glass panels so [redacted] were not needed for viewing.

INITIALS:


LESSOR

&


GOVT