

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-05B-18686	DATE 2/29/12	PAGE 1 of 2
ADDRESS OF PREMISES 111 W. Pleasant Street, Suite 105, Milwaukee, WI 53212-3939			

THIS AGREEMENT, made and entered into this date by and between **Schlitz Park Associates I** whose address is

1555 N. River Center Drive  
Suite 209  
Milwaukee, WI 53212-3939

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 October 20, 2011, as follows:

**The purpose of this Supplemental Lease Agreement (SLA) Two (2) is to establish beneficial occupancy, approve Change Orders 1-7, and reconcile the Tenant Improvement budget.**

The Government hereby approves Change Orders 1 through 7 in the total amount of \$14,699.69.00. These changes are applied to the TI Budget increasing it from \$186,389.80 (pursuant to SLA 1) to \$201,089.49 at a rate of \$6.68 per RSF (\$7.58 USF). This budget is inclusive of all approved change orders as listed below:

<u>Item</u>	<u>Description of Work</u>	<u>Cost</u>
Change Order 1	Door Hardware Revisions	[REDACTED]
Change Order 2	Relocate Existing AV Equipment	[REDACTED]
Change Order 3	[REDACTED]	[REDACTED]
Change Order 4	Water Line for Refrigerator	[REDACTED]
Change Order 5	Office Signage	[REDACTED]
Change Order 6	Security	[REDACTED]
Change Order 7	Architectural Fees	\$9,575.69
<b>Total</b>		<b>\$14,699.69</b>

(Continued on page 2)

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

<b>LESSOR</b>	
SIGNATURE [REDACTED]	NAME OF SIGNER Samuel H. Denny

ADDRESS *1555 N River Center Drive Suite 209, Milwaukee, WI 53212*

<b>IN PRESENCE OF</b>	
SIGNATURE [REDACTED]	NAME OF SIGNER SUSAN L PRESS

ADDRESS [REDACTED]

<b>UNITED STATES OF AMERICA</b>	
SIGNATURE [REDACTED]	NAME OF SIGNER Christine M. Becker
	OFFICIAL TITLE OF SIGNER Lease Contracting officer

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

3. The Government shall pay the Lessor a total annual rent of \$145,658.91 at the rate of \$12,138.24 per month in arrears based on a rate of \$19.89 per RSF (\$22.57 pr USF) paid monthly in arrears for October 20, 2011 through October 19, 2016.

The Government shall pay the Lessor a total annual rent of \$96,730.47 at the rate of \$8,060.87 per month in arrears based on a rate of \$13.21 per RSF (\$14.99 pr USF) paid monthly in arrears for October 20, 2016 through October 19, 2021.

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

**Schlitz Park Associates I**  
1555 N. River Center Drive Suite 209  
Milwaukee, WI 53212-3939

**Paragraph 10 is deleted in its entirety and replaced with the following:**

10. In accordance with SFO paragraph 2.5, *Broker Commission and Commission Credit*, CB Richard Ellis, Inc. ("CBRE") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and CBRE 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 2.5B only [REDACTED], which is [REDACTED] of the Commission, will be payable to CBRE 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 fully recapture this Commission Credit. Notwithstanding paragraph 3 of this Standard Form 2, 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 \$12,138.24 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted first month's rent).

Second month's rental payment of \$12,138.24 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted first month's rent).

Third month's rental payment of \$12,138.24 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted first month's rent).

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