

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05B-18706
ADDRESS OF PREMISES RAIT REUSS FEDERAL PLAZA, LLC 310 W. Wisconsin Avenue, West Tower 3rd Floor Milwaukee, WI 53203-2264	PDN Number: PS0027568

THIS AMENDMENT is made and entered into between **RAIT REUSS FEDERAL PLAZA, LLC**

whose address is: **310 W. Wisconsin Avenue, Suite 1450
Milwaukee, WI 53203-2264**

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 No. 1 is issued to document the acceptance date of the leased premises, rent commencement date, the total annual rent amount, and the lump-sum tenant improvement cost.

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 September 1, 2013.

Paragraph 2 is deleted in its entirety and replaced with the following:


"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term effective September 1, 2013 through August 31, 2026. The Government may terminate this lease in whole or in part any time after August 31, 2023 by giving at least 90 days' notice in writing to the Lessor. "

*Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA FORM 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

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: _____
Entity Name: GSA Commercial Services LLC
Date: 12-12-13

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: _____

WITNES

Signature: 
Name: _____
Title: Si-Dial Estate Manager
Date: 12-12-13

Months	Total Monthly Rent	Monthly Shell Rent	Commission Credit	Total Net Monthly Rent
1	\$39,760.53	\$18,785.78		
2	\$39,760.53	\$18,785.78		
3	\$39,760.53	\$18,785.78		
4	\$39,760.53	\$18,785.78		
5	\$39,760.53	\$18,785.78		
6	\$39,760.53	\$18,785.78		
7-120	\$39,760.53	\$18,785.78	\$0.00	\$39,760.53

Paragraph 26 is hereby added:

"26. The parties mutually agree that the actual tenant improvement costs associated with the Government's approved scope of work is established as \$360,159.17.

The Government has elected to pay [REDACTED] of the TI cost in a lump sum payment. The remaining tenant improvement allowance of \$356,180.17 will be amortized over the firm term of ten (10) years at 0.00% per annum, in the same manner as a loan having equal monthly payments of principal and interest.

To submit for payment of the lump sum payment, Lessor agrees that the invoice shall be printed on the same letterhead as the named on the lease, shall include the Lease number, building address, and a price and quantity of the items delivered. **The invoice shall reference the number PDN: PS0027568** and shall be sent electronically to the GSA finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the lessor is unable to process the invoice electronically, then the invoice may be mailed to:

GSA Office of Finance
P.O. Box 17181
Ft. Worth, TX 76105-0181

A copy of the invoice must be provided to the Lease Contracting Officer at the following address:

General Services Administration
ATTN: Al Broholm
230 S. Dearborn Street, 33rd Floor
Chicago, IL 60604

A proper invoice must be on the Lessor's company letterhead and include the following:

- Invoice Date
- Name of Lessor as shown on the lease
- Lease contract number and building address
- Description, price and quantity of items delivered
- **Use GSA PDN PS0027568** for the lump sum total.

If the invoice is not submitted on company letterhead, the person(s) with whom the lease contract is made must sign the invoice."

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

INITIALS: *AW* &
LESSOR & GOV'T