

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3 TO LEASE NO. GS-05B-18707
ADDRESS OF PREMISES RAIT REUSS FEDERAL PLAZA 310 W. Wisconsin Avenue, West Tower - 5 th Floor Milwaukee, WI 53203-2264	PDN Number: PS0026879

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

whose address is: 310 W. Wisconsin Avenue
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 to

- 1) Change the total cost of the Tenant Improvements; and
- 2) Provide for the payment of the total Tenant Improvement cost above Tenant Improvement Allowance.

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 upon execution:

Paragraph 27 is hereby added to the Lease:

"27.) The Tenant Improvement costs have increased by the amount of \$78,855.13 as a result of Change Order Request (COR) numbers 1, 2, 3, 4, 5, 6, 7, 8, and 9. The Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements. The change orders are described as follows:

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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

FOR THE GOVERNMENT:

Signature: _____
Name: JC
Title: President
Entity Name: RAIT REUSS Federal PLAZA LLC
Date: 10/28/13

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 11/5/13

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: Senior Real Estate Manager
Date: 10/28/13

TI NTP

- Change Order #1: Furnish & Install Audio Visual System per EEOC SOW
- Change Order #2: Credit for Deletion of the Millwork in Room 553
- Change Order #3: Furnish & Install Sound Insulation in the Walls of Office 538
- Change Order #4: Sound Control in Return Air Transfer Ducts
- Change Order #5: Install Tenant Agency Signage
- Change Order #6: Relocate LAN Room Shelving
- Change Order #7: Relocate Phone Lines
- Change Order #8: Workstation Power Disconnect
- Change Order #9: [REDACTED]



Total Tenant Improvement Cost:

\$ 596,916.85

The revised total cost for Tenant Improvements, in the amount of \$596,916.85, exceeds the tenant improvement allowance of \$518,061.72, which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of \$78,855.13. The Lessor shall construct all Tenant Improvements in accordance with the Solicitation for Offers, incorporated and made a part of the lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$78,855.13 pursuant to Paragraph 27 of this Lease."

To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. **The invoice shall reference the number PDN PS0026879** 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:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

ATTN: Linda Hattersley
U.S. General Services Administration
230 S. Dearborn Street, 33rd Floor
Chicago, IL 60604
312-353-5109

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

INITIALS: AW LESSOR & LGH GOVT