

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05B-18710
ADDRESS OF PREMISES RAIT REUSS FEDERAL PLAZA, LLC 310 W. Wisconsin Avenue, 5 th Floor Milwaukee, WI 53203-2264	PDN Number:

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:

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 1, 2013, as follows:

This Lease Amendment No. 1 is issued to document the acceptance date of the leased premises, rent commencement date, the amortized tenant improvement costs, and the lump-sum tenant improvement costs.

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, 2023. The Government may terminate this lease in whole or in part any time after August 31, 2018 by giving at least 90 days' notice in writing to the Lessor.

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

3. The Government shall pay the Lessor an annual rent of \$125,641.48 at the rate of \$10,470.12 per month or \$23.48 per RSF in arrears for Years 1-5. In years 6-10, the Government shall pay the Lessor an annual rent of \$125,641.48 at the rate of \$10,470.12 per month or \$23.48 per RSF. Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective.

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This Lease Amendment contains 3 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: JOE WELLS
Title: President
Entity Name: RAIT REUSS FEDERAL PLAZA, LLC
Date: 10/28/13

FOR THE GOVERNMENT:

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

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: MELISSA LITA
Date: 10/28/13

The Government has elected to pay \$7,668.89 of the TI cost in a lump sum payment upon the completion and acceptance by the Government. The remaining tenant improvement allowance of \$203,661.81 (\$43.77 per ABOA SF over 4,653 ABOA SF) will be amortized over 60 months at 0% per annum, in the same manner as a loan having equal monthly payments of principal and interest beginning on the effective date of this Lease Amendment.

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 PS00** 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: Linda Hattersley
230 S. Dearborn Street, 33rd Floor
Chicago, IL 60604
312-353-5109

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 PS00 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 remain in full force and effect.

INITIALS:


LESSOR

&


GOV'T