

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05P-LWI19282
<b>ADDRESS OF PREMISES</b> 1415 E. Green Bay Street, Shawano, WI 54166	

**THIS AMENDMENT** is made and entered into between **Toni Properties LLC**

whose address is: 220 N. Main Street, Shawano, WI 54166-2144,

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

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


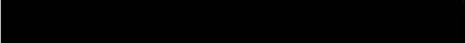
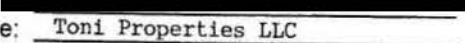
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

- To provide for a Notice to Proceed for construction of Tenant Improvements; and
  - To provide an estimated date of completion; and
  - To provide for the method of payment of the total Tenant Improvements.
1. Upon this Lease Amendment (LA) being fully executed and delivered, the Lessor shall consider this a Notice to Proceed with construction of Tenant Improvements (TI) as described in the attached proposals. The total cost of the Tenant Improvements equates to \$30,172.75. **The Government will not pay any amount over \$30,172.75 unless the Lease Contracting Officer approves an additional expenditure in writing.** Any changes to this scope of work must be approved by the Lease Contracting Officer – any work completed without approval is at Lessor's own risk.
  2. Estimated date of completion is December 1, 2015.
  3. Upon completion of the agreed upon work, the exact amount of the payment will be added to the Annual Rent, with the final cost being amortized as follows:
    - a. \$9,759.75 over 10 years at a 0% interest rate; and
    - b. \$20,413.00 over 5 years at a 0% interest rate.


This Lease Amendment contains 7 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.


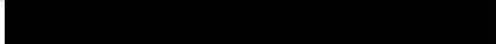

**FOR THE LESSOR:**

Signature:   
 Name:   
 Title:   
 Entity Name: Toni Properties LLC  
 Date: 11-03-15

**FOR THE GOVERNMENT:**

Signature:   
 Name: Toni Properties LLC  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
 Date: 11-4-15

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name:   
 Title:   
 Date: 11-03-15