

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

September 23, 2010

LEASE NO.

GS-05B-18425

THIS LEASE, made and entered into this date by and between 626 East LLC

whose address is c/o Paul Weise Real Estate Corporation
626 E. Wisconsin Avenue, 17th Floor
Milwaukee, WI 53202-4616

and whose interest in the property hereinafter described is that of owner

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

WITNESSETH: The parties hereto for the consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

- A. A total of 1,594 Rentable Square Feet (RSF) of office and related space, yielding approximately 1,564 ANSI/BOMA Office Area Square Feet (ABOA) of office and related space, as well as two (2) enclosed, secured structured parking spaces (keycard access), located in the Milwaukee Gas Light Building, 626 E. Wisconsin Avenue, Milwaukee, WI 53202-4616, to be used for such purposes as determined by the General Services Administration.
- B. In accordance with the SFO paragraph 4.1.C. entitled Common Area Factor, the common area factor is established as 1.08312.
- C. In accordance with the SiO, the percentage of Government Occupancy is established as 1.21%.

to be used for such purposes as determined by the General Services Administration.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term of ten (10) years, five (5) five years firm, beginning upon the substantial completion of the space and acceptance by the Government as satisfactorily complete. The commencement date of this lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Supplemental Lease Agreement upon substantial completion and acceptance of the space by the Government.
3. The Government shall pay the Lessor annual rent of \$60,278.50 at the rate of \$5023.21 per Month in arrears. Annual rent is comprised of \$55,478.50 (Office Space at \$32.75/RSF x 1,694 RSF) and \$4,800.00 (two (2) reserved, secured, structured spaces x \$2400.00 per space per year). Rent will be adjusted annually as laid out in Attachment B (attached). Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

626 East LLC
c/o Paul Weise Real Estate Corporation
626 E. Wisconsin Avenue, 17th Floor
Milwaukee, WI 53202-4616

4. The Government may terminate this lease, in whole or in part, at any time on or after Five (5) Years, by giving at least 60 days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

5. ~~This lease may be renewed at the option of the Government, for the following terms and at the following rentals:~~

~~provided notice be given in writing to the Lessor at least _____ days before the end of the original lease term or any renewal term, all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing~~

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
- A. All services, utilities, maintenance and other operations as set forth elsewhere in this lease.
 - B. All Responsibilities and obligations as defined in the Solicitation For Offers Number GS-05B-18425 and other Attachments to the Lease referenced in Paragraph 7 of this SF-2 form.

7. The following are attached and made a part hereof:

U.S. Government Lease For Real Property, Standard Form 2 - 2 pages
Attachment A (Paragraphs 9 -30) - 3 pages
Attachment B - Annual Rental Rate Table - 1 page
Solicitation for Offers (SFO No. GS-05B-18425 dated 04/06/10) - 52 Pages
Special Requirements - 94 Pages
Form 3517, General Clauses (Rev 11/05) - 2 Pages
Form 3518, Representations and Certifications (Rev 1/07) - 7 Pages
Exhibit A, Floor Plans - 1 Page

8. The following changes were made in this lease prior to its execution:

Paragraph 5 was deleted in its entirety without substitution.

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


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LESSOR 626 East, LLC c/o Paul Weise Real Estate Corporation

BY 
(Signature)

PAUL C. WEISE JR
(Signature) MANAGER/MEMBER
626 EAST LLC

IN PRESENCE OF:


(Signature)

CITY OF MILWAUKEE

STATE OF WISCONSIN

(Address)

DATED 9/15/10

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY 
(Signature)

Contracting Officer
(Official title)