
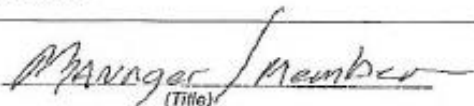
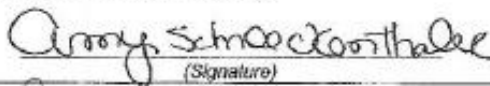
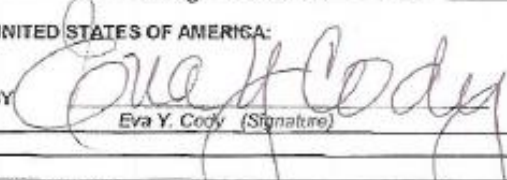


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 2px;">SUPPLEMENTAL AGREEMENT</td> <td style="width: 40%; padding: 2px;">DATE</td> </tr> <tr> <td style="padding: 2px;">No. 1</td> <td style="padding: 2px; text-align: center;">12/6/11</td> </tr> <tr> <td colspan="2" style="padding: 2px;">TO LEASE NO. GS-05B-18425</td> </tr> </table>	SUPPLEMENTAL AGREEMENT	DATE	No. 1	12/6/11	TO LEASE NO. GS-05B-18425	
SUPPLEMENTAL AGREEMENT	DATE						
No. 1	12/6/11						
TO LEASE NO. GS-05B-18425							
ADDRESS OF PREMISES Milwaukee Gas Light Building 626 E. Wisconsin Avenue Milwaukee, WI 53202-4616							
THIS AGREEMENT, made and entered into this date by and between 626 East LLC whose address is: <div style="margin-left: 40px;"> c/o Paul Weise Real Estate Corporation 626 E. Wisconsin Avenue, 17th Floor Milwaukee, WI 53202-4616 </div>							
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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:							
This Supplemental Lease Agreement is issued to reflect acceptance of the space effective 08/29/2011. TO HAVE AND TO HOLD the said premises with their appurtenances for the term of ten (10) years, five (5) five years firm, from 08/29/2011 through 08/28/2021.							
<ol style="list-style-type: none"> 1. The Government has accepted a total of 1,694 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), 2. The Government shall pay the Lessor annual rent of \$60,278.50 at the rate of \$5,023.21 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. 3. Government Occupancy is 1.21%. 							
The Government may terminate this lease at any time on or after 08/28/2016, by giving 60 days notice in writing to the Lessor and no rental shall accrue after the effective date of the termination.							
This document will not constitute a payment obligation until the date of execution by the United States which execution shall be within thirty (30) days of the Government's receipt of the SLA executed by the Lessor. As a result, even though payments will be made retroactively, no money whatsoever is due under this agreement until thirty days after the date of execution by the Government's Contracting Officer. Any Rate due will not accrue interest until that time.							
All other terms and conditions of the base lease shall remain in full force and effect.							
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.							
Lessor: 626 East LLC							
BY  <div style="text-align: center; font-size: small;">(Signature)</div>	 <div style="text-align: center; font-size: small;">(Title)</div>						
IN THE PRESENCE OF (witnessed by):							
 <div style="text-align: center; font-size: small;">(Signature)</div>	626 E Wisconsin Ave Milwaukee WI 53202 <div style="text-align: center; font-size: small;">(Address)</div>						
UNITED STATES OF AMERICA:							
BY  <div style="text-align: center; font-size: small;">Eva Y. Cody (Signature)</div>	Contracting Officer, GSA/PBS, <div style="text-align: center; font-size: small;">(Official Title)</div>						