| GENERAL SERVICES ADMINISTRATION   |   | SUPPLEMENTAL AGREEMENT<br>NO. 1  | DATE (FOR GOV'T USE ONLY)   |
|---|---|--|---|
| SUI   | PUBLIC BUILDINGS SERVICE<br>PPLEMENTAL LEASE AGREEMENT  | PS# 0023656  | 6-25-12   |
|   |   | TO LEASE NO.   |   |
| ADDRESS OF PREMISES   | Building  | GS-05B-17972   |   |
|   | 400C City Center  |  |   |
|   | Oshkosh, Wisconsin 54901  |  |   |
| THIS AGREEMENT,   | made and entered into this date by and between  |  |   |
|   | City Center Associates, LLC   |  |   |
| whose address is:   | 334 City Center   |  |   |
|   | Oshkosh, Wisconsin 54901  |  |   |
|   | essor, and the UNITED STATES OF AMERICA, here is hereto desire to amend the above Lease.  | reinafter called the Government:   |   |
| NOW THEREFORE, t<br>effective May 31, 2012                                | hese parties for the consideration hereinafter mention<br>as follows:   | ed covenant and agree that the said  | d Lease is amended,   |
| This Supplemental Lea   | se Agreement (SLA) No. 1 is issued to establish and   | document the cost of Tenant Impr   | ovements.   |
| payments over<br>the Lessor a one<br>that will not be<br>improvements a   | t Improvement cost of this lease is \$151,092.26. Of t<br>60 months at 10% interest pursuant to paragraph 9 of<br>e time lump sum payment in the amount of \$110,774<br>amortized in the monthly rental payments upon activa<br>and acceptance of space by the Government.<br>6 Tenant Improvements are based on the Government | lease GS-05B-17972. The Gover<br>4.18 for initial tenant improvemen<br>ation of the lease after substantial          | nment agrees to pay<br>t construction costs<br>completion of tenant |
| The Special Re  | quirements dated September 20, 2011 and Smith Grou<br>ct requirements.  |  |   |
| The Lessor waives any<br>in monthly rent as state<br>Finance Center (7BCP | right to future payment for the initial construction co<br>of in Paragraph 9. After acceptance of the space, subm<br>), P.O. Box 17181, Fort Worth, Texas, 76102 or to the<br>on letterhead of the Lessor, include an invoice number<br>of the space submersion of the space submersion.  | ests except for the \$40,318.08 that<br>nit your invoice directly to: GSA C<br>e GSA Finance Website at <u>www.f</u> | will be amortized<br>Greater Southwest<br>inance.gsa.gov.           |
| All other terms and cor   | nditions of the lease shall remain in force and effect.   |  |   |
| IN WITNESS WHERE  | EOF, the parties subscribed their names as of the abov  | ve date.   |   |
|   |   | Je   | At Parton   |
|   |   | (Title) M  | 6Abria Pi   |
|   | -   | (Address)  | At Party Party Party City C   |
|   | MINISTRATIO   | N D  | Shlash Wi   |
|   |   |  |   |
|   | -   | Contracting Office   | [   |
|   | (Official Title)  |  |   |
| GSA DC 68-1176 GSA FORM 276   |   | FORM 276 JUL 67/FEB 9  |   |