

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO.2

DATE (FOR GOV'T USE ONLY)

PS#0024803

11-6-2012

TO LEASE NO.  
GS-05B-17972

ADDRESS OF PREMISES:

400C City Center  
Oshkosh, Wisconsin 54901

THIS AGREEMENT, made and entered into this date by and between

whose address is City Center Associates LLC  
334 City Center  
Oshkosh, Wisconsin 54901

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, Supplemental Lease Amendment 2 is issued to amend the lease GS-05B-17972 effective September 17, 2012: Issued to the address of the demised premise, the payee for rent purposes, the size of the demised premise, the parking spaces, effective date, and expiration date of the Lease, the first year's operation cost, and the common area factor that resulted from the physical inspection, measurement and acceptance date of the space by the Government, and the lump sum payment of \$10,024 to the lessor for the security instillation, the fiber optic cable installations, the voice cable installation, and the 2 ton A/C unit.

Based on the above, the following paragraphs are amended: 1, 2, 3, 13, 20:

1. The Lessor hereby leases to the Government the following described premises:  
1,164 rsf (1,012usf) of space in an existing building on the 1<sup>st</sup> floor along with 5 onsite parking located at 400 C City Center, in Oshkosh, Wisconsin 54901 to be used for such purposes as determined by the General Services Administration. The common area factor is 1.15.
2. TO HAVE AND TO HOLD the said premises with their appurtenances for seven (7) years, five (5) years firm term beginning September 17, 2012 through September 16, 2019 subject to termination and renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent of \$38,994.00 (\$38.53 usf / \$33.50 rsf) at the rate of \$3,249.50 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

City Center Associates, LLC  
334 City Center  
Oshkosh, Wisconsin 54901

13. The rent is subject to annual operating cost adjustments in accordance with Section 3.7, of the Solicitation For Offers No. GS-05B-17972. It is understood and agreed that for operating cost adjustment purposes, the first year's operating cost will be \$8,532.12 approximate rate of \$8.43 usf ( \$7.33 rsf)

20. Tax ID Number: [REDACTED] Duns Number: 019576243

The lump sum payment of \$10,024.00 to the lessor for the Security System Installation, the Fiber Optic Installation, the Voice Cable Installation and 2 ton A/C unit (a credit due to the Government):

- █ - Security System Installation
- █ - Fiber Optic Cable Installation
- █ - Voice Cable Installation
- █ - 2 ton A/C unit not required by contract (a credit due to the Government)

\$10,024 due to the lessor

Submit your invoice directly to: GSA Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas, 76102 or to the GSA Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). **Your invoice must be on letterhead of the lessor, include an invoice number, this lease number, and the following Pegasus Document Number: PS#0024803.**

All other terms and conditions remain in force

LESSOR City Center Associates, LLC

BY \_\_\_\_\_

IN PRESENCE \_\_\_\_\_

All \_\_\_\_\_

BY \_\_\_\_\_

*Managing Partner*  
(Title)  
*334 City Center, Oshkosh*  
(Address) *WI 54901*

STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

Contracting Officer  
(Official Title)