

DATE OF LEASE

November 13, 2009

LEASE NO

GS-05B-18123

THIS LEASE, made and entered into this date by and between First Wausau Tower, LLC

whose address is 500 First Street
Suite 1
Wausau, Wisconsin 54403

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 approximately 2,300 rentable square feet (RSF) consisting of 2,200 ANSI/BOMA Office Area square feet (USF) of space located on the fifth (5th) floor of The Dudley Tower, 500 First Street, Wausau, Wisconsin 54403 as indicated on the attached Floor Plan, to be used for such purposes as determined by the General Services Administration.

B. Two (2) on-site surface parking spaces are included in the rent.

C. In accordance with the SFO paragraph entitled Common Area Factor, the common area factor is established as 1.04545%.

D. In accordance with the SFO paragraph entitled Percentage of Occupancy, the percentage of Government occupancy is established as 2.0%

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of fifteen (15) years, ten (10) 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 \$49,519.00 at the rate of \$4,126.58 per month in arrears for Years 1-10. The annual rent for Years 11-15 will decrease by \$7,843.00 per year. Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period of time shall be prorated. Rent checks shall be made payable to:

First Wausau Tower LLC
500 First Street
Suite 1
Wausau, Wisconsin 54403

4. The Government may terminate this lease at any time after the firm term by giving at least ninety (90) days' notice 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.

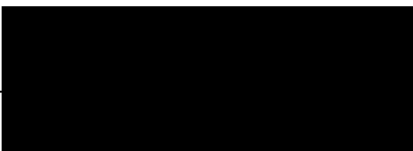
~~5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals: provided notice be given in writing to the Lessor at least _____ days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall 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-18123 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 – 27) – 3 Pages
 - Solicitation for Offers (SFO No. GS-05B-18123 dated November 5, 2008) — 46 Pages
 - Special Requirements – 38 Pages
 - Form 3517, General Clauses (Rev 11/05) — 2 Pages
 - Form 3518, Representations and Certifications (Rev 1/07) — 7 Pages
 - Exhibit A, Floor Plan — 1 Page
8. The following changes were made in this lease prior to 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 FIRST WAUSAU TOWER LLC

BY  _____ (Signature)

IN PRESENCE OF  _____ (Signature of Witness)

_____ (Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY  _____ Contracting Officer

_____ (Official title)

26. Wherever the words "Offeror", "Lessor" or "successful offeror" appear in this Lease, they shall be deemed to mean "Lessor; wherever the words "solicitation", "Solicitation for Offers", or "SFO" appear in this Lease, they shall be deemed to mean "this Lease"; wherever the words "space offered for lease" appear in this Lease, they shall be deemed to mean "Leased Premises".
27. The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the Aggregate Lease Value for the initial firm term of this lease. The total amount of the commission is [REDACTED] (2,300 RSF x \$21.53 RSF x 10 YRS x [REDACTED]). In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit [REDACTED] to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.


Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$4,126.58 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's rent.

Second Month's Rental Payment \$4,126.58 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's rent.

Third Month's Rental Payment \$4,126.58 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's rent.

Fourth Month's Rental Payment \$4,126.58 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's rent.

INITIALS:  & 
LESSOR & GOVERNMENT