SUPPLEMENTAL LEASE AGREEMENT			
SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-05B-18150	DATE	PAGE 1 of 3
ADDRESS OF PREMISES	8505 Research Way, Middleton,	WI 53562-3586	

THIS AGREEMENT, made and entered into this date by and between Greenway Properties, Inc whose address is

725 Heartland Trail, Suite 102 Madison, WI 53717-1976

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 December 1, 2011, as follows:

The purpose of this Supplemental Lease Agreement (SLA) Two (2) is to establish beneficial occupancy, approve Change Orders 1-9, and reconcile the Tenant Improvement budget.

The Government hereby approves Change Orders 1 through 3-2, and 5-1 through 9 in the total amount of \$39,279.00. These changes are applied to the TI Budget increasing it from \$780,604.00 (pursuant to SLA 1) to \$819,883.00 at a rate of \$33.04 per RSF (\$35.91 USF) and are to be amortized for a period of sixty (60) months at six and one-half percent (61/2%). This budget is inclusive of all approved change orders as listed below.

<u>Item</u>	Description of Work	Cost
Change Order 1	Interior finish changes.	
Change Order 2	Added exterior hose bib per GB's RFP#1-TI	
Change Order 3-1	Interior Finish Changes, walls, ceilings & floors.	
Change Order 3-2	Furnish power to retention pond.	\$
Change Order 5-1	Elec. Requirements for 6 Interactive Screens & data drops for Systems Furniture.	
Change Order 5-2	Window Treatment	3 5
Change Order 6	Add Rip Rap Around the Bio-retention Pond.	
Change Order 7	Remove and replace the flooring in room 123, also repaint.	9
Change Order 8	Change steel beam in Conference Room #126.	
Change Order 9	Revise millwork at Prep Rm 142	\$
Total		\$39,279.00

IN WITH the here	eunto subscribed their names as of the date first above written.
	LESSOR
SIGNATURE	NAME OF SIGNER (Fraulon / 3-7-
ADDRESS	The state of the s
	IN PRESENCE OF
AD AD	Juanita Valle 3/1/12
UNI	TED STATES OF AMERICA
SIGNATURE	OFFICIAL TITLE OF SIGNER LEGGE COST OFFICER
AUTHORIZED FOR LOCAL REPRODUCTION Previous edition is not usable	GSA FORM 276 (REV. 8/2006)

Page | 2, Supplemental Lease Agreement # 2, Lease # GS-05B-18150:

Paragraph 1 is restated as follows:

- 1. The Lessor hereby leases to the Government the following described premises:
 - A. A total of approximately 24,816 rentable square feet (RSF) consisting of 22,832 ANSI/BOMA Office Area square feet (USF) of space located in the building located at 8505 Research Way, Middleton, Wisconsin 53562 as indicated on the attached Site Plan and Floor Plan, to be used for such purposes as determined by the General Services Administration.
 - B. Eighty-four (84) surface parking spaces, located on-site and/or within ½ block of the building, are included in the rent.
 - C. In accordance with the SFO paragraph entitled Common Area Factor, the common area factor is established as 1.086%.
 - D. In accordance with the SFO paragraph entitled Percentage of Occupancy, the percentage of Government occupancy is established as 100%.

Paragraph 3 is deleted in its entirety and replaced with the following:

3. The Government shall pay the Lessor annual rent of \$547,124.07 at the rate of \$45,593.67 per month in arrears for Years 1–5. The Government shall pay the Lessor annual rent of \$388,122.24 at the rate of \$32,343.52 per month in arrears for Years 6 – 10.

Lease Years 1-5	RSF	USF	Annual
Warm Lit Shell	\$ 9.99	\$10.86	\$247,911.84
Real Estate Taxes	\$ 1.33	\$ 1.44	\$ 33,005.28
Security Costs	\$ 0	\$ 0	\$ 0
Operating Expenses	\$ 2.97	\$ 3.23	\$ 73,703.52
Tenant Improvements	\$ 7.76	\$ 8.43	\$192,503,43
Total	\$22.05	\$23.96	\$547,124.07

Lease Years 6-10	RSF	USF	Annual
Warm Lit Shell	\$11.34	\$12.34	\$281,413.44
Real Estate Taxes	\$ 1.33	\$ 1.45	\$ 33,005.28
Security Costs	\$ 0	\$ 0	\$ 0
Operating Expenses	\$ 2.97	\$ 3.23	\$ 73,703.52
Tenant Improvements	\$ 0	\$ 0	\$ 0
Total	\$15.64	\$17.02	\$388,122,24

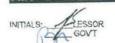
Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period of time shall be prorated. Rent checks shall be made payable to:

Greenway Properties, Inc. 725 Heartland Trail, Suite 102 Madison, Wisconsin 53717-1976

Paragraph 24 is deleted in its entirety and replaced with the following:

24. The Lessor and the Broker have agreed to a cooper	rating lease commission of the
Aggregate Lease Value for the initial firm term of this lea	ise. The total amount of the commission is : (\$22.05/RSF
x 24,816 RSF x 5 YRS x In accordance with the	"Broker Commission and Commission Credit" paragraph, the Broke
	t is entitled to receive in connection with this lease transaction
	The Lessor agrees to pay the
	to the Broker in accordance with the "Broker Commission and
Commission Credit" paragraph in the SFO attached to as	nd forming a part of this lease.

(Continued on Page 3)



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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 \$45,593.67 minus prorated Commission Credit of \$45,593.67 minus propaga provided Commission Credit of \$45,593.67 minus provided Commission Credit of Commission Credit of Commission Credit of Commission Credit of Commission Credit o

Second Month's Rental Payment \$45,593.67 minus prorated Commission Credit of \$15,500 equals \$25,593.67 minus provided Commission Credit of \$15,500 equals \$25,593.67 minus provided Commission Credit of \$15,593.67 minus provided Commission Credit of Commission Cre

All other terms and conditions remain in full force and effect.

