GENERAL SERVICES		SUPPLEMENTAL AGREEMINO. 1	2000	DATE:		
PUBLIC BUILDINGS SERVICE				2 15 2010		
SUPPLEMENTAL LEASE AGREEMENT						
ADDDESS OF DDF MOSS		TO LEASE NO. GS-05B-182	TO LEASE NO. GS-05B-18275			
ADDRESS OF PREMISES	Arbor Gate 2501 West Beltline H Madison, Wisconsin					
THIS AGREEMENT, made a	nd entered into this da	te by and between				
whose address is 3001 Suite	or Gate Development L I West Beltline Highwa e 202 ison, Wisconsin 53713	у				
hereinafter called the Lessor,	and the UNITED STA	TES OF AMERICA, hereinafter ca	alled the Govern	nment:		
WHEREAS, the parties heret	o desire to amend the	above Lease.				
NOW THEREFORE, these pamended, effective upon exe		tions hereinafter mentioned cove	nant and agree	that the said Lease is		
January 19, 2010 and (2) the	broker commission an	r 1 is issued to correct (1) the lead of Government commission crediting changes have been made to the control of the control	as provided for	in paragraph 28 of the		
	ded for at the top of page ne correct Lease No. of	ge 1 of the Lease dated January GS-05B-18275.	9, 2010 (GS-05	5B-18274) is hereby		
Continued on Page 2	2.					
All other terms and conditions	s of the Lease shall ren	nain in force and effect				
		eir names as of the above date.				
LESSOR: ARBOR GATE DE	EVELOPMENT LLC					
			0	+		
	BIND H	VILL VILL	Pelandar (Title)	A		
IN THE PRESENCE OF						
BY:						
(Signature))		(Addre	ess)		
UNITED STATES OF AMER	ICA					
В		(ONTRACTING	OFFICER		

(Official Title)

Lease Number GS-05B-18275 Supplemental Lease Agreement No. 1 Page 2 of 2

Paragraph 28 of the Lease is hereby deleted and replaced with the following:

28.	The Lessor and the Broker (CB Richard Ellis) have agreed to a cooperating lease commission of
	of the Aggregate Lease Value as defined in the Broker Commission Letter dated July 21, 2009. The
	total amount of the commission is (See below). In accordance with the "Broker Commission and
	Commission Credit" paragraph, the Broker has agreed to forego of the commission that it is entitled to receive in
	connection with this lease transaction ("Commission Credit"). The Commission Credit is (See below).
	The Lessor agrees to pay the Commission less the Commission Credit 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.
	Total commission is subject to rental cost based on final accepted square feet.

Lump Sum and Broker Credit Calculation							
Rentable SF	Rental Rate per RSF	Firm Period	Broker %	Total Lump Sum	Rebate	Commission Credit	Broker Commission
15,705	20.53 *	1 yr		\$11,284.83			
15,705	21.03 *	1 yr		\$11,559.67			
15,705	21.53 *	1 yr		\$11,834.50			
15,705	22.03 *	1 yr		\$12,109.34			
15,705	22.53 *	1 yr		\$12,384.18			

^{*}The Rental Rate per RSF increases \$0.50 per RSF annually.

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 \$26,868.666 minus prorated Commission Credit of First Month's rent.	equals	adjusted
Second Month's Rental Payment \$26,868.666 minus prorated Commission Credit of Second Month's rent.	equals	adjusted

Government 3-17-10

GSA Form 276 (Jul.67)