

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE

08/22/2011

TO LEASE NO.
GS-05B-18391

ADDRESS OF PREMISES

1304 N. Hillcrest Parkway
Altoona, WI 54720-2598

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

whose address is West Riverside LLP
E2303 Quail Run Road
Eau Claire, WI. 54701

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective August 1, 2011 as follows:

This Supplemental Lease Agreement #1 is issued to amend the Lease to reduce the rental rate.

Paragraph 3 of the Lease SF2, is deleted and following is substituted therefore:

The government shall pay the Lessor annual rent at the following rate:

Term Years	Shell Per RSF	Base Operating Cost Per RSF	Amortized Tenant Improvement Allowance Per RSF	Amortized Specific Sec. Per RSF	Rate Per RSF	Annual Rent	Monthly Rent Payable in Arrears
1-5	\$5.90	\$4.57	\$8.68	\$0.19	\$19.34	\$197,408.00	\$16,450.67
6-10	\$11.18	\$4.57	\$0.00	\$0.00	\$15.75	\$160,692.50	\$13,391.04

CONTINUED ON PAGE 2 AND ATTACHED HERETO

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR West Riverside LLP

BY

IN P

[Redacted Signature]

Lessor

(Title)

[Redacted Signature]

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

Contracting Officer

(Signature)

(Official Title)

7. In accordance with the SFO paragraph 2.4 entitled *Broker Commission and Commission Credit*, Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley have agreed to a cooperating lease commission of [REDACTED] for the initial firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.4, only [REDACTED], which is [REDACTED] of the Commission, will be payable to Studley when the Lease is awarded. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the Government as follows:

The shell rental portion of the annual rental payments (\$60,209.50 / 12 months = \$5,017.45 per month) due and owing 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 throughout the ninth month of the lease term as indicated in the following schedule of adjusted Monthly Rent:

- Month 1: \$16,450.67 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] Adjusted First Month's Rent
- Month 2: \$16,450.67 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] Adjusted Second Month's Rent
- Month 3: \$16,450.67 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] Adjusted Third Month's Rent
- Month 4: \$16,450.67 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] Adjusted Fourth Month's Rent
- Month 5: \$16,450.67 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] Adjusted Fifth Month's Rent
- Month 6: \$16,450.67 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] Adjusted Sixth Month's Rent
- Month 7: \$16,450.67 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] Adjusted Seventh Month's Rent
- Month 8: \$16,450.67 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] Adjusted Eighth Month's Rent
- Month 9: \$16,450.67 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] Adjusted Ninth Month's Rent

All other terms and conditions of the lease shall remain in force and effect.

END OF SLA NO. 1

Initials	
Govt	Lessor