

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 2

DATE
December 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

West Riverside LLP
whose address is E2303 Quail Run Road
Eau Claire, WI. 54701-*9662*

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 December 20, 2011 as follows:

This Supplemental Lease Agreement #2 is issued to amend the Lease to establish approved tenant improvement costs and revise the rent accordingly.

Paragraph 3 of the Lease 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	\$5.15	\$0.19	\$15.81	\$161,345.41	\$13,445.45
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

[Redacted Signature]

Managing Partner

(Title)

[Redacted Signature]

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

[Redacted Signature]

Contracting Officer

(Official Title)

had *ms*

Paragraph 8 of the Lease is deleted and following is substituted therefore:

8. In accordance with the SFO paragraph 3.3 entitled *Tenant Improvement Rental Adjustment*, the approved Tenant Improvements in the total amount of \$222,502.99 shall be amortized through the rent for five (5) years at the rate of 6.75%.

Paragraph 17 of the Lease is deleted and following is substituted therefore:

17. 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 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 seventh month of the lease term as indicated in the following schedule of adjusted Monthly Rent:

Month 1:	\$13,445.45 minus the prorated Commission Credit of [REDACTED] equals \$ [REDACTED] Adjusted First Month's Rent
Month 2:	\$13,445.45 minus the prorated Commission Credit of [REDACTED] equals \$ [REDACTED] Adjusted Second Month's Rent
Month 3:	\$13,445.45 minus the prorated Commission Credit of [REDACTED] equals \$ [REDACTED] Adjusted Third Month's Rent
Month 4:	\$13,445.45 minus the prorated Commission Credit of [REDACTED] equals \$ [REDACTED] Adjusted Fourth Month's Rent
Month 5:	\$13,445.45 minus the prorated Commission Credit of [REDACTED] equals \$ [REDACTED] Adjusted Fifth Month's Rent
Month 6:	\$13,445.45 minus the prorated Commission Credit of [REDACTED] equals \$ [REDACTED] Adjusted Sixth Month's Rent
Month 7:	\$13,445.45 minus the prorated Commission Credit of [REDACTED] equals \$ [REDACTED] Adjusted Seventh Month's Rent

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

END OF SLA NO. 2

Initials	
[REDACTED]	[REDACTED]
Govt	Lessor