

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-05B-18557	DATE 04-17-2012	PAGE 1 of 1
ADDRESS OF PREMISES 660 W. Washington Ave, Suite 305, Madison, WI 53703-4703			

THIS AGREEMENT, made and entered into this date by and between **City Station Associates** whose address is

145 E. Badger Road  
Suite 200  
Madison, WI 53713-2723

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease dated April 19, 2011.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

**The purpose of this Supplement Lease Agreement 2 is to clarify the Tenant Improvement Allowance.**

Paragraph 18 is deleted in its entirety and replaced with the following:

18. Rent includes a Tenant Improvement Allowance of \$148,498.10, for work to be completed at a later date, to be amortized through the rent over the remaining firm term of the Lease following acceptance by the Government, at the rate of 8%. In accordance with the lease paragraph entitled, *Tenant Improvements Rental* Adjustment, the actual cost of Tenant Improvements shall be reconciled and rent and commission credit adjusted accordingly.

Upon receipt of the agency's tenant improvement requirements, the lessor shall have ninety (90) days to complete the tenant improvements as agreed upon in the lease.

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

[Redacted] to have hereunto subscribed their names as of the date first above written.

LESSOR

NAME OF SIGNER

*Joseph M. Alexander*

ADDRESS *145 E Badger Rd #200 Madison, WI 53713*

IN PRESENCE OF

SIGNATURE

NAME OF SIGNER

*Andrew Schmidt*

ADDRESS *145 E Badger Rd #200 Madison, WI 53713*

UNITED STATES OF AMERICA

NAME OF SIGNER

*EVA Y. CODY*

OFFICIAL TITLE OF SIGNER

*Lease Contracting Officer*