

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-05B-18557	DATE 6/22/12	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 3 is to clarify the annual rent amount

Paragraph 1 is hereby deleted and replaced with the following:

1. The Government shall pay the Lessor a total annual rent of \$97,594.05 at a rate of \$8,132.84 per month in arrears based on a rate of \$28.34 per RSF (\$31.53 per USF) paid monthly in arrears for years 1 through 5 starting February 22, 2012 and ending February 21, 2017.

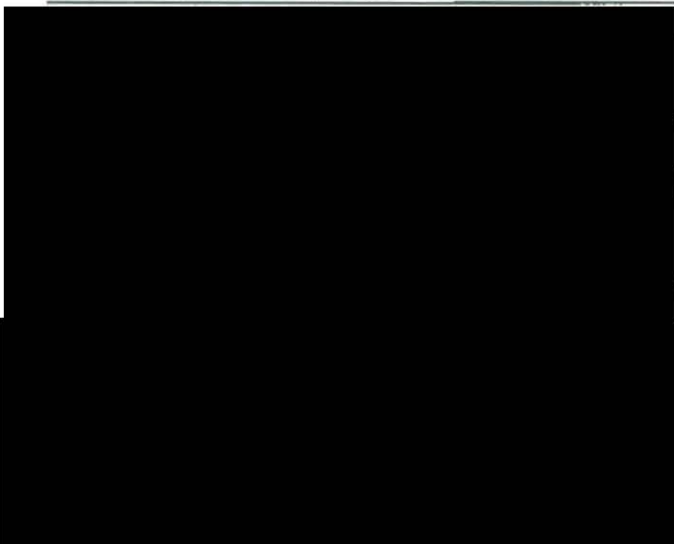
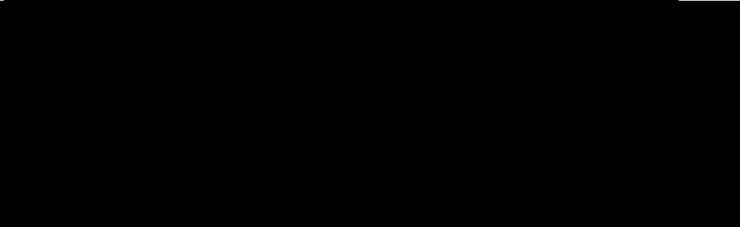
The Government shall pay the Lessor a total annual rent of \$98,469.80 at a rate of \$8,205.82 per month in arrears based on a rate of \$28.60 per RSF (\$24.37 per USF) paid monthly in arrears for years 6 through 10 starting February 22, 2017 and ending February 21, 2022.

The amortized Tenant Improvement Allowance component of the rent shall not activate until construction is complete and required improvements are delivered/accepted by the Government. Once the space is accepted, the Rent for the lease above will be adjusted by Supplemental Lease Agreement to include the tenant improvement component, amortized over the remaining firm term of the lease.

Rent shall be adjusted in accordance with the provisions of the Solicitation for Offers and General Clauses. Rent for the lesser period shall be prorated.

(Continued on Page 2)

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

	LESSOR	NAME OF SIGNER Joseph M. Alexander
	3713	
	RESIDENCE OF	NAME OF SIGNER Andrew Schmidt
	713	
	OF AMERICA	NAME OF SIGNER EVAY CODY
		OFFICIAL TITLE OF SIGNER Lease Contracting Officer
		GSA FORM 276 (REV. 8/2008)

Rent shall be made payable to:

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

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

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INITIALS: *JMA* LESSOR  
*lsp* GOVT