

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05B-18560
ADDRESS OF PREMISES 1310 W. Clairemont Avenue, Eau Claire, WI 54701-6127	PDN Number: N/A

THIS AMENDMENT is made and entered into between **Karen Schaefer**

whose address is:



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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective September 6, 2013 as follows:

The purpose of this Lease Amendment is to correct the Broker Commission and Commission Credit paragraph in the lease to reflect the correct numbers. Paragraph 1.04 of the Lease has been deleted in its entirety and replaced with the following:

- Paragraph 1.04 of the Lease is deleted in its entirety and replaced with the following:

1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)

A. **Jones Lang LaSalle** (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [REDACTED] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission will be payable to **Jones Lang LaSalle** with the remaining [REDACTED], which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully 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:

Month 1st Rental Payment \$4,570.11 (shell portion = \$3,245.29) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.*
 Month 2nd Rental Payment \$4,570.11 (shell portion = \$3,245.29) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.*
 Month 3 Full Rental Payment of \$4,570.11.

* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

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

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

FOR THE LESSOR [REDACTED]
 Signature: [REDACTED]
 Name: Karen Schaefer
 Title: owner
 Entity Name: Designworks
 Date: 9-10-13

FOR THE GOVERNMENT [REDACTED]
 Signature: [REDACTED]
 Name: Patricia A. Bender
 Title: Lease Contracting Officer
General Services Administration
 Date: 9/11/13

WITNESSED FOR THE LESSOR BY:
 Signature: [REDACTED]
 Name: [REDACTED]
 Title: [REDACTED]
 Date: 9-10-13