

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 2

TO LEASE NO. **GS-05B-18572**

ADDRESS OF PREMISES

Central Wisconsin Airport
Terminal Building
100 CWA Drive
Mosinee, Wisconsin 54455-9676

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

Central Wisconsin Airport
whose address is 200 CWA Drive, Suite 201
Mosinee, Wisconsin 54455-9676

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

WHEREAS, the parties hereto desire to amend the above Lease to restate the monthly and annual rent, describe the new location and size of the Premises, pursuant to the terms of the lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective on or about September 1, 2013 as follows:

The purpose of this Lease Amendment is to amend the above Lease as follows:

- 1) 1) The first sentence of Form 3626, Part II, Paragraph A, c. – Rentable Square Feet, and as it may have been amended, is hereby deleted in its entirety and replaced with:

"c. Rentable Square Feet - 1,400 – Located in Room #016 of the Terminal Building"

- 2) Blocks C7 and C8 of GSA Form 3626, Part II – Rental, are deleted in their entirety and replaced with:

"7. Amount of Annual Rent - \$26,040.00 - \$18.60 per rentable/usable square foot"
8. Rate Per Month - \$2,170.00"

- 3) The Government agrees to reimburse the Lessor for approved Tenant Improvement costs up to a total of \$63,476.00 (\$45.34 per USF) via the use of a Reimbursable Work Authorization (RWA). A formal Notice to Proceed (NTP) shall be issued by the Government, once Lessor has submitted at least two (2) independent cost quotations for the Tenant Improvements

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.

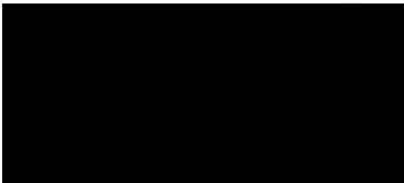
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FOR THE Lessor: [Redacted]
Signature: [Redacted]
Name: [Redacted]
Title: AIRPORT DIRECTOR
Entity Name: CENTRAL WISCONSIN AIRPORT
Date: 5/15/13

FOR THE Government: [Redacted]
Signature: [Redacted]
Name: [Redacted]
Title: [Redacted]
GSA, Public Buildings Service
Date: 5/16/13

WITNESSED BY: [Redacted]
Signature: [Redacted]
Name: DAVID DROZD
Title: ACCOUNTANT
Date: 5/15/13

- 3) (continued) -
based on Government approved Design Intent Drawings, and the Government has reviewed these costs and determined that they are 'fair and reasonable'. Lessor shall submit an invoice for payment upon the Government's formal acceptance of the space. Lessor is responsible for the cost of all Shell components of the construction. Please refer to the lease for a definition of Shell and Tenant Improvement components.
- 4) The Termination Right as stated in the Lease, Part II – Offer, Section B. Term, is deleted and replaced with the following:
- The Government reserves the right to terminate this Lease, in whole or in part, at anytime during the term of this lease with **90 days'** written notice to the Lessor if (i) regularly scheduled commercial air service ceases, (ii) the airport opts to replace TSA screeners with private contractors, (iii) the checkpoint supported by the leased space is closed, or (iv) Government reduces its presence at airport due to a reduction in deplanements. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.
- 5) Use of the GSA Form 276, Supplemental Lease Agreement, has been discontinued. Any and all references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".



5/15/13



GOVERNMENT