

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2	DATE
ADDRESS OF PREMISES: 5417 Clem's Way Stevens Point, Wisconsin 54481		TO LEASE NO: GS-05B-18592
<p>THIS AGREEMENT, made and entered into this date by and between 2011 Stevens Point, LLC</p> <p>whose address is: 2011 Stevens Point, LLC 4605 Dovetail Drive Madison, WI 53704 -6301</p> <p>hereinafter called the Lessor and UNITED STATES OF AMERICA, hereafter call the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above lease.</p> <p>NOW THEREFORE, These parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:</p> <p>The purpose of this Supplemental Lease Agreement No. 2 is to revise the total useable and rentable square footage, to adjust the associated CAF", and adjust the total tenant improvement dollars (T.I.) available to amortize.</p> <p style="text-align: center;"><i>Continued on Sheet 2, attached hereto and made a part of the lease.</i></p> <p>All other terms and conditions of the lease shall remain in full force and effect.</p>		
<p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p> <p>LESSOR 2011 Stevens Point, LLC</p> <p>BY _____</p> <p style="text-align: right; margin-right: 200px;"><i>Carl Ruedelbusch manager</i> (Printed Name and Title)</p> <p>IN PRESENCE OF (witnessed by) _____</p> <p style="text-align: right; margin-right: 200px;">4605 Dovetail Drive Madison, WI 53704 _____ (Address)</p> <p>_____ (Signature)</p>		
<p>UNITED STATES OF AMERICA</p> <p>_____ Contracting Officer General Services Administration _____ (Official Title)</p>		

1. Paragraph 1 of the Lease is hereby deleted and the following paragraph is substituted:

1. The Lessor hereby leases to the Government the following described premises:

A. A total of approximately **15,843** rentable square feet (RSF) consisting of **14,900** ANSI/BOMA Office Area square feet (USF) of space located at , **5417 Clem's Way, Stevens Point, Wisconsin 54481** as indicated on the attached Site Plan and Floor Plan, to be used for such purposes as determined by the General Services Administration.

B. Twenty (20) surface parking spaces, located on-site, are included in the rent.

C. In accordance with the SFO paragraph entitled Common Area Factor, the common area factor is established as **1.06328%**.

D. In accordance with the SFO paragraph entitled Percentage of Occupancy, the percentage of Government occupancy is established as 100%.

2. Paragraph 3 of the Lease is hereby deleted and the following paragraph is substituted:

3. The Government shall pay the Lessor annual rent of **\$389,104.08** at the rate of **\$32,425.34** per month in arrears for Years 1-10.

Lease Years 1-10	RSF	USF	Annual Rates (RSF)
Warm Lit Shell	\$13.88	\$14.76	\$219,900.84
Real Estate Taxes	\$ 1.75	\$ 1.86	27,725.25
Security Costs	\$ 0	\$ 0	0
Operating Expenses	\$ 4.97	\$ 5.28	78,739.71
Tenant Improvements	\$ 3.96	\$ 4.21	62,738.28
Total	\$24.56	\$26.11	\$389,104.08

In accordance with lease negotiations, the Tenant Improvement rate stated above reflects an interest rate of 0% over a one hundred and twenty (120) month period, which exceeds the firm term (96 months) of the lease.

Should the Government exercise its termination rights, the Government shall have no obligation to pay the Lessor any remaining balance for the Tenant Improvement rent beyond the firm term of the lease.

Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period of time shall be prorated. Rent checks shall be made payable to:

**2011 Stevens Point, LLC
4605 Dovetail Drive
Madison, WI 53704-6301**

Government Initials

Lessor Initials

Sheet 2, attached hereto and made a part of lease GS-05B-18592, Supplemental Lease Agreement No. 2

3. Paragraph 11 of the Lease is hereby deleted and the following paragraph is substituted:

11. For the purpose of computing Operating Cost adjustments in accordance with Paragraph 4.3 of the SFO, the base cost of services in accordance with Paragraph 4.3 is **\$78,739.71** per annum for **15,843 rentable** square feet.

4. Paragraph 15 of the Lease is hereby deleted and the following paragraph is substituted:

15. The tenant build out will conform to the specifications in the Lease and all attachments, and are to be provided by the Lessor as part of the total rental payment. In accordance with Paragraph 3.2 of the SFO, the Lessor agrees to provide up to **\$627,051.60** toward the cost of the Tenant Improvements. The required tenant build out cost of **\$627,051.60 (based on \$42.084 x 14,900)** per ANSI/BOMA Office Area square foot) is amortized for a period of one hundred and twenty (120) months at zero percent (0%). Therefore, the amortized tenant build out costs are **\$ 62,705.16** annually or **\$3.96** per rentable square foot / **\$4.21** per useable square foot.

Pursuant to Paragraph 3.3 of the SFO, in the event the Tenant Improvement Cost is less than the amount provided above, the Lessor agrees to refund such difference in the form of reduction of base rent using a zero (0%) amortization rate. The refund will be a credit of the rent equally spread out throughout the lease term on which the Government is paying rent (120 months). In the event that the Tenant Improvement Cost is greater than the amount provided above the Government can (1) reduce the Tenant Improvement requirements, (2) pay lump sum for the overage upon completion and acceptance of the improvements, or (3) have the Lessor amortize the additional cost at 0% throughout the firm lease term. The Government and Lessor must agree on any additional Tenant Improvement Cost through a Supplemental Lease Agreement.

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

Government Initials BJ

Lessor Initials GP