

**GENERAL SERVICES ADMINISTRATION**  
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT  
No. 3

DATE  
5-8-12

**SUPPLEMENTAL LEASE AGREEMENT**

TO LEASE NO:  
GS-05B-18592

ADDRESS OF PREMISES:

5417 Clem's Way  
Stevens Point, Wisconsin 54481-8841

THIS AGREEMENT, made and entered into this date by and between **2011 Stevens Point, LLC**

whose address is: [Redacted] Stevens Point, LLC

[Redacted] Tail Drive

[Redacted] WI 53704-6204

hereinafter called the [Redacted] STATES OF AMERICA, hereafter call the Government:

Whereas, the parties have entered into the above lease.

Now, THEREFORE, [Redacted] for the consideration hereinafter mentioned covenant and agree that the said Lease is and shall be effective upon ratification by the Government, as follows:

The purpose of this Supplemental Lease Agreement No.3 is to issue Notice to proceed with construction of the tenant improvements. Tenant improvements in the total amount of **\$589,514.79** shall be amortized through the rent for **10** years at a rate of **0%**. The total annual costs of amortized tenant improvements is **\$58,951.48**.

*Continued on Sheet 2, attached hereto and made a part of the lease.*

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

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

LESSOR: 2011 Stevens Point, LLC

BY [Redacted] \_\_\_\_\_  
(Signature)

*Carl Kulebski manager*  
\_\_\_\_\_  
(Printed Name and Title)

IN PRESENCE OF [Redacted] (by)

*Thomas*  
\_\_\_\_\_  
(Signature)

*4605 Dovetail Dr. Madison, WI*  
\_\_\_\_\_  
(Address)

UNITED STATES OF AMERICA

*Peggy*  
\_\_\_\_\_  
(Signature)

Contracting Officer  
General Services Administration  
\_\_\_\_\_  
(Official Title)

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 **\$385,301.76** at the rate of **\$32,108.48** per month in arrears for Years 1–10.

<b>Lease Years 1-10</b>	<b>RSF</b>	<b>USF</b>	<b>Annual Rates (RSF)</b>
Warm Lit Shell	<b>\$13.88</b>	<b>\$14.76</b>	<b>\$ 219,900.84</b>
Real Estate Taxes	<b>\$ 1.75</b>	<b>\$ 1.86</b>	<b>\$ 27,725.25</b>
Security Costs	<b>\$ 0</b>	<b>\$ 0</b>	<b>0</b>
Operating Expenses	<b>\$ 4.97</b>	<b>\$ 5.28</b>	<b>\$ 78,739.71</b>
Tenant Improvements	<b>\$ 3.72</b>	<b>\$ 3.96</b>	<b>\$ 58,951.48</b>
<b>Total</b>	<b>\$24.32</b>	<b>\$25.86</b>	<b>\$ 385,301.76</b>

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**

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

Government Initials     *Bi*    

Lessor Initials     *le*