GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 4	
LEASE AMENDMENT	TO LEASE NO. GS-05B-18707	
DDRESS OF PREMISES RAIT REUSS FEDERAL PLAZA 310 W. Wisconsin Avenue, West Tower - 5 th Floor Milwaukee, WI 53203-2264	PDN Number: PS0026879	

THIS AMENDMENT is made and entered into between RAIT REUSS FEDERAL PLAZA, LLC

whose address is: 310 W. Wisconsin Avenue Milwaukee, WI 53203-2264

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

1) Document the acceptance date of the leased premises; and

2) Establish the rent commencement date.

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 November 1, 2013, as follows:

Paragraph 2 is deleted in its entirety and replaced with the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term effective November 1, 2013 through October 31, 2023. The Government may terminate this lease in whole or in part any time after October 31, 2018 by giving at least 90 days' notice in writing to the Lessor.

Continued on Page 2

This Lease Amendment contains 3 pages.

12/11/13

Date:

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 LES	FOR THE GOVERNMENT
Signature: Name: Title:	Signa Name Title: Lease Contracting Officer /
Entity Name: <u>BAIT Reuss Federal Plan</u> Date: <u>1214113</u>	2A, LLC GSA, Public Buildings Service, // 3 Date:
WITNESOTE FOR THE LEGOOD DY	
Signatun Name: Title:	

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Paragraph 4 is deleted in its entirety and replaced with the following:

4. The total term of the lease is for ten (10) years with five (5) years firm, subject to termination and renewal rights as may be hereinafter set forth. The commencement date of the rental shall begin on November 1, 2013 and shall expire on October 31, 2023.

The following paragraph is hereby added as Paragraph 27 to establish the lump-sum tenant improvement costs:

27. The parties mutually agree that the actual tenant improvement allowance associated with the Government's approved scope of work is established as \$518,061.72, which is comprised of the following:

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Change Order #1: Furnish & Install Audio Visual System per EEOC SOW	
Change Order #2: Credit for Deletion of the Millwork in Room 553	
Change Order #3: Furnish & Install Sound Insulation in the Walls of Office 538	
Change Order #4: Sound Control in Return Air Transfer Ducts	
Change Order #5: Install Tenant Agency Signage	
Change Order #6: Relocate LAN Room Shelving	
Change Order #7: Relocate Phone Lines	
Change Order #8: Workstation Power Disconnect	
Change Order #9:	
Change Order #10:	
Total Tenant Improvement Cost:	\$ 597,748.8

The revised total cost for Tenant Improvements, in the amount of \$597,748.85, exceeds the tenant improvement allowance of \$518,061.72, which has been amortized into the rental rate. The Government hereby orders the excess balance in the amount of \$79,687.13. The Lessor shall construct all Tenant Improvements in accordance with the Solicitation for Offers, incorporated and made a part of the lease, and all terms and conditions of the lease package. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$79,687.13 pursuant to Paragraph 27 of this Lease."

To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. The invoice shall reference the number PDN PS0026879 and shall be sent electronically to the GSA Finance Website at http://www.finance.gsa.gov/defaultexternal.asp . Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

GSA Office of Finance P.O. Box 17181 Ft. Worth, TX 76105-0181

A copy of the invoice must be provided to the Lease Contracting Officer at the following address:

General Services Administration ATTN: Linda Hattersley 230 S. Dearborn Street, 33rd Floor Chicago, IL 60604 312-353-5109

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INITIALS:

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A proper invoice must be on the Lessor's company letterhead and include the following:

- Invoice Date
- Name of Lessor as shown on the lease
- Lease contract number and building address
- Description, price and quantity of items delivered
- Use GSA PDN PS0026879 for the lump sum total

If the invoice is not submitted on company letterhead, the person(s) with whom the lease contract is made must sign the invoice.

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

INITIALS:

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