

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05P-LWI18879
ADDRESS OF PREMISES WESTRIDGE PLAZA 2403 FOLSOM STREET EAU CLAIRE, WI 54703-2434	PDN Number: N/A

THIS AMENDMENT is made and entered into between

WESTRIDGE CENTER, LLC

WHOSE ADDRESS IS: **310 PINNACLE WAY, SUITE 300, EAU CLAIRE, WI 54701-3414**

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 adjust the Annual Building Security Amortized Costs and commence Shell Rent in beginning the 10 year Lease Term (5 years Firm).

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 **March 1, 2014** as follows:

1. The TO HAVE AND TO HOLD Paragraph on page 1 of the Lease is deleted in its entirety and replaced as follows:

"TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning March 1, 2014 and continuing through February 29, 2024, subject to termination and renewal rights as may be hereinafter set forth."

2. Paragraph 1.03 RENT AND OTHER CONSIDERATIONS (SEP 2012), Subparagraph A. shall be deleted and replaced with the following:

(continued on page 2)

This Lease Amendment contains 2 pages.

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

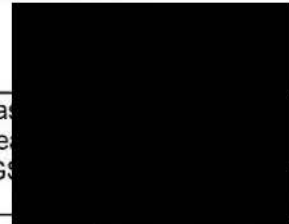
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE



Signature: _____
Name: Kevin DeCook
Title: Chief Financial Officer
Entity Name: WestRidge Center, LLC
Date: 2-18-14

FOR THE GOVERNMENT:



Signature: _____
Name: Jas
Title: Le
Entity Name: GS
Date: _____ vice

WITNESSED FOR THE LESSOR BY:



Signature: _____
Name: _____
Title: Executive Assistant
Date: 2-18-14

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$ 137,217.60	\$ 140,868.00
TENANT IMPROVEMENTS RENT ²	\$ 0.00	\$ 0.00
OPERATING COSTS ³	\$ 53,071.20	\$ 53,071.20
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$ 3,178.22	\$ 0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$ 193,467.02	\$ 193,939.20

¹Shell rent (Firm Term) calculation: \$14.66 per RSF multiplied by 9,360 RSF.

²The Tenant Improvement Allowance of \$0.00 is amortized at a rate of 7 percent per annum over 5 years.

³Operating Costs rent calculation: \$5.67 per RSF multiplied by 9,360 RSF.

⁴Building Specific Amortized Capital (BSAC) of \$13,375.53 are amortized at a rate of 7 percent per annum over 5 years.

⁵Parking costs described under sub-paragraph G below.

In instances where the Lessor amortizes either the TI or Building Specific Security for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any unamortized costs beyond the Firm Term.

3. Paragraph 1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012) shall be deleted and replaced with the following:

1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)

A. DTZ Americas (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 DTZ Americas 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 1 Rental Payment \$16,122.25 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.*

Month 2 Rental Payment \$16,122.25 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.*

Month 3 Rental Payment \$16,122.25 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3rd Month's Rent.*

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

4. Paragraph 1.05 TERMINATION RIGHTS (AUG 2011) shall be deleted and replaced with the following:

1.05 TERMINATION RIGHTS (AUG 2011)

"The Government may terminate this Lease, in whole or in part, effective after February 28, 2019 by providing not less than 90 days' prior written notice to the Lessor. 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 the termination.

INITIALS:  LESSOR &  GOVT