

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>		<b>LEASE AMENDMENT No. 3</b>
<b>LEASE AMENDMENT</b>		TO LEASE NO. GS-05B-18908
ADDRESS OF PREMISES	222 West Washington Avenue 7 <sup>th</sup> & 8 <sup>th</sup> Floor Madison, WI 53703-2719	PDN Number: PS0028532

**THIS AMENDMENT** is made and entered into between **West Washington Assoc LLC**

whose address is: 150 E Gilman St., Suite 1600  
Madison, WI 53703-1496

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

**WHEREAS**, the parties hereto desire to amend the above Lease issued to establish the date of completion of Tenant Improvements and beneficial occupancy, establish rental payments including amortized tenant improvement costs.

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 28, 2014, as follows:

**1. LEASE TERM is deleted and replaced with the following:**

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on March 28, 2014 and continuing for a period of 10 years, expiring March 27, 2024, to be used for such purposes as determined by GSA.

**2. Section 1.08 TENANT IMPROVEMENT ALLOWANCE (AUG 2011) is deleted and replaced with the following:**

The date of substantial completion of the Tenant Improvements is established as <sup>March 28, 2014</sup> ~~April 1, 2014~~. The Government and Lessor agree that the final Tenant Improvement costs, including all approved change orders is \$1,989,681.16. The Tenant Improvement Allowance of \$1,692,635.80 have been amortized over the first five years of the term of the lease at 5.0% and included in the rent, and the remainder of the approved improvements, \$297,045.36 will be paid via a lump sum payment.


When the work is completed, submit your invoice directly to: GSA Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas, 76102 or to the GSA Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). Your invoice must be on

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 LESSOR:**

Signature:   
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Entity Name: West Washington Assoc LLC  
Date: 04/03/2014

**FOR THE GOVERNMENT:**

Signature:   
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 4/3/2014

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name: \_\_\_\_\_  
Title: vica President Investments  
Date: 04.03.14

letterhead of the Lessor, include an invoice number, this lease number, and the following Pegasus Document Number ("PDN"): **PS0028532**. Submit invoice only after the Government accepts the space.

The Government will process the invoice for payment per 552.270-31 PROMPT PAYMENT (JUN 2011) as outlined in the GENERAL CLAUSES, GSA Form 3518B, which is attached to the lease.

**3. Section 1.11 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (AUG 2011) is deleted and replaced with the following:**

**"1.11 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (AUG 2011)**

As of the lease award date, the Government's percentage of occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is **15.22** percent. The percentage of occupancy is derived by dividing the total Government space of **29,839** RSF by the total building space of **196,110** RSF. The Property Identification Number is **0709-231-0801-7**.

**4. Section 7.02 LESSOR INFORMATION is added to the lease as follows:**

**7.02 LESSOR INFORMATION**

The Government acknowledges the following information for the Lessor:

- The DUNS Number is 172057791.
- The Employer Identification Number (EIN) /Taxpayer Identification Number (TIN) is [REDACTED]
- Lessor's phone number: 608-255-5060.

INITIALS:   *JH*   LESSOR &   *JMD 4/3/14*   GOV'T