

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT		LEASE AMENDMENT No 1.
ADDRESS OF PREMISES Jefferson Court Building 125 S. Jefferson Street Green Bay, WI 54301		TO LEASE NO. GS-05P-LWI19224 PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between

whose address is: **Jefferson Court Building, LLC**
125 S. Jefferson Street
Green Bay, WI 54301-4500

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 establish the commencement date of the lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 1, 2016 as follows:

1. The paragraph titled "**LEASE TERM**" on Page 1 of Lease Number GS-05P-LWI19224 is amended by deleting this paragraph in its entirety, and replacing it with the following:

"LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning July 1, 2016, and continuing for a period of

10 Years, 7 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth."

2. Section 1.03 A. of the Lease is deleted in its entirety and replaced with the following: *See Page 2 attached.*


W/A. JMB

This Lease Amendment contains 2 pages.

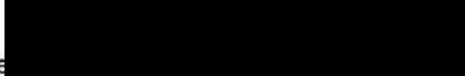
All other terms and conditions of the lease shall remain in force and effect.

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


FOR THE LESSOR:

Signature: 
Name: William Hinkley
Title: Managing Member
Entity Name: Jefferson Court Building, LLC
Date: 7-14-16

FOR THE GOVERNMENT:

Signature: 
Name: John Boguslawski
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 7-15-2016

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Jane Sonetti
Title: Building manager
Date: 7-14-16

"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	\$225,627.79	\$234,009.67
TENANT IMPROVEMENTS RENT ²	\$11,636.91	\$0.00
OPERATING COSTS ³	\$102,367.90	\$ 102,367.90
PARKING ⁵	\$ 3,995.88	\$ 4,155.72
TOTAL ANNUAL RENT	\$343,628.48	\$340,533.29

¹Shell rent calculation:

(Firm Term) \$16.08 per RSF multiplied by 14,032 RSF

(Non Firm Term) \$16.68 per RSF multiplied by 14,032 RSF

²The Tenant Improvement Allowance of \$63,223.70 is amortized at a rate of 7.5 percent per annum over 7 years.

³Operating Costs rent calculation: \$7.30 per RSF multiplied by 14032 RSF

⁵Parking costs described under sub-paragraph H below"

INITIALS: WA & JMB
LESSOR GOVT