

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-05P-LWI19192
ADDRESS OF PREMISES 205 Doty Street, Suite 301 Green Bay, WI 54301	PDN Number: N/A

THIS AMENDMENT is made and entered into between **GDC WASHINGTON STREET, LLC**

whose address is: 107 South Madison Street
Green Bay, WI 54301

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

WHEREAS, the parties hereto desire to amend the above Lease.

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 mutual execution of this Lease Amendment as follows:


This Lease Amendment No. 1 is issued to document acceptance of the premises, establish the occupancy date and establish the final rental schedule.

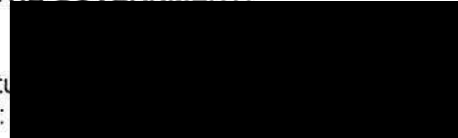
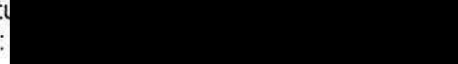
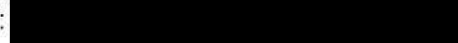
LEASE TERM Paragraph on the cover page of Lease No. GS-05P-LWI19192 is deleted in its entirety and replaced with the following:

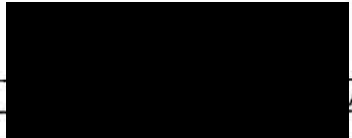
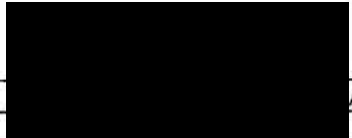
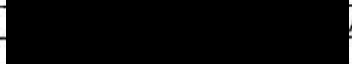
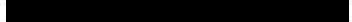
TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on December 1, 2015 and continuing through November 30, 2025. The lease term is ten (10) years, five (5) years firm, subject to termination and renewal rights.

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:
GDC WASHINGTON STREET, LLC
 Signature: 
 Name: GARY DE CASTER
 Title: Member
 Entity Name: GDC Washington, LLC
 Date: February 17, 2015

FOR THE GOVERNMENT:

 Signature: 
 Name: 
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: March 18, 2015

WITNESSED FOR THE LESSOR BY:

 Signature: 
 Name: 
 Title: 
 Date: 2/17/15

In accordance with Paragraph 1.03, sub-paragraph A of Lease No. GS-05P-LWI19192, the Government shall pay the Lessor annual rent as follows:

	12/1/2015 – 11/30/2020 Firm Term	12/1/2020 – 11/30/2025 Non Firm Term
	Annual Rent	Annual Rent
Shell Rent ¹	\$45,574.90	\$45,574.90
Tenant Improvements rent ²	\$ 0.00	\$ 0.00
Operating Costs ³	\$ 19,073.60	\$ 19,073.60
Building Specific Amortized Capital (BSAC) ⁴	\$ 0.00	\$ 0.00
Parking ⁵	\$ 0.00	\$ 0.00
Total Annual Rent	\$64,648.50	\$64,648.50

¹Shell rent calculation:

(Firm Term) \$8.49 per RSF multiplied by 5,364 RSF

(Non Firm Term) \$8.49 per RSF multiplied by 5,364 RSF

²The Tenant Improvement Allowance of \$0.00 is amortized at a rate of 0 percent per annum over 0 years.

³Operating Costs rent calculation: \$3.56 per RSF multiplied by 5,364 RSF

⁴Building Specific Amortized Capital (BSAC) of \$0.00 are amortized at a rate of 0 percent per annum over 0 years

⁵Parking costs of \$0.00 as described under Paragraph 1.03, sub-paragraph H of Lease No. GS-05P-LWI19192.

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

INITIALS: &
LESSOR GOV'T