

<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	Supplemental Agreement No. 1	Date: <i>11/3/2010</i>
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TO LEASE NO. **GS-05B-18123**

ADDRESS OF PREMISES    **Dudley Tower**  
                                   **500 First Street, 5<sup>th</sup> Floor**  
                                   **Wausau, WI 54403-4881**

THIS AGREEMENT, made and entered into this date by and between **First Wausau Tower, LLC**  
 whose address is    **500 First Street**  
                                   **Suite 1**  
                                   **Wausau, Wisconsin 54403-4881**

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 26, 2010, as follows:

**I. The purpose of this Supplemental Lease Agreement (SLA) is to provide the beneficial occupancy date and reconcile Tenant Improvement expenses.**


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


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

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**LESSOR: First Wausau Tower, LLC**

BY:  \_\_\_\_\_  
                                   *PAUL C. SCHLIMMENSEN*  
                                   (Signature)

IN THE PRESENCE OF  \_\_\_\_\_

*Principal*  
 \_\_\_\_\_  
 (Title)

*500 1<sup>st</sup> St Wausau WI 54403*  
 \_\_\_\_\_  
 (Address)

UNITED STATES OF AMERICA

By:  \_\_\_\_\_

\_\_\_\_\_ **CONTRACTING OFFICER**

**Paragraph 2 is deleted in its entirety and replaced with:**

TO HAVE AND TO HOLD the said premises with their appurtenances for a term of fifteen (15) years, ten (10) years firm beginning on August 26, 2010 through August 25, 2025 subject to termination and renewal rights as may be hereinafter set forth.

**Paragraph 3 is deleted in its entirety and replaced with:**

"3. The Government shall pay the Lessor rent as follows:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RATE/RSF</u>	<u>RATE/USF</u>
08/26/2010 – 08/25/2020	\$49,519.00	\$4,126.58	\$21.53	\$22.51
08/26/2020 – 08/25/2025	\$41,676.00	\$3,473.00	\$18.12	\$18.94

Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

First Wausau Tower LLC  
500 First Street  
Suite 1  
Wausau, Wisconsin 55403-4881

**Paragraph 4 is hereby added and made a part of this lease**

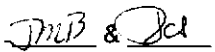
The Government may terminate this lease at any time after August 25, 2020 by giving at least ninety (90) days notice to the Lessor, and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

**Paragraph 28 is hereby added and made a part of this lease**

28. The Tenant Improvement proposal dated April 16, 2010 approved for the amount of \$214,299.20. Change orders 1 – 4 previously approved totaling \$2,727.74 is added to the Tenant Improvement budget for a final total of \$217,026.94. The amount of \$100,298.00 will be amortized into the rent over the first ten (10) years at an interest rate of 5%. The remaining \$116,728.94 will be paid via lump sum payment pursuant to the approval notifications provided by GSA.

Invoice for payment shall be submitted on letterhead of the Lessor, include an invoice number, this lease number, and the following Pegasys Document Number: PS0017403. The Lessor shall submit the invoice to:

GSA Office of Finance  
P.O. Box 17181  
Fort Worth, Texas 76102

  
Govt Lessor