

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1 TO LEASE NO. GS-05B-18150 DATE 9/2/2011 PAGE 1 of 3

ADDRESS OF PREMISES
8505 Research Way, Middleton, WI 53562-3586

THIS AGREEMENT, made and entered into this date by and between **Greenway Properties, Inc** whose address is

725 Heartland Trail
 Suite 102
 Madison, WI 53717-1976

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 upon Government execution, as follows:

The purpose of this Supplement Lease Agreement 1 is to provide the Notice to Proceed for the Tenant Improvement Construction Budget and adjust the rental rate and commission rates.

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

3. The Government shall pay the Lessor annual rent of \$538,010.88 at the rate of \$44,834.24 per month in arrears for Years 1-5. The Government shall pay the Lessor annual rent of \$388,122.24 at the rate of \$32,343.52 per month in arrears for Years 6 - 10.

| Lease Years 1-5 | RSF | USF |
|---------------------|---------|---------|
| Warm Lit Shell | \$ 9.99 | \$10.87 |
| Real Estate Taxes | \$ 1.33 | \$ 1.45 |
| Security Costs | \$ 0 | \$ 0 |
| Operating Expenses | \$ 2.97 | \$ 3.23 |
| Tenant Improvements | \$ 7.39 | \$8.03 |
| Total | \$21.68 | \$23.58 |

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

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE: [Redacted] NAME OF SIGNER: Jeff Straube / Pres.
 ADDRESS: Trail Suite 102, Madison, WI Greenway Properties

IN PRESENCE OF

SIGNATURE: [Redacted] NAME OF SIGNER: Susan K. Schultz

UNITED STATES OF AMERICA

SIGNATURE: [Redacted] NAME OF SIGNER: Peggy Twarra
 OFFICIAL TITLE OF SIGNER: Lease Contracting Officer

| Lease Years 6-10 | RSF | USF |
|---------------------|---------|---------|
| Warm Lit Shell | \$11.34 | \$12.34 |
| Real Estate Taxes | \$ 1.33 | \$ 1.45 |
| Security Costs | \$ 0 | \$ 0 |
| Operating Expenses | \$ 2.97 | \$ 3.23 |
| Tenant Improvements | \$ 0 | \$ 0 |
| Total | \$15.64 | \$17.02 |

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

Greenway Properties, Inc.
725 Heartland Trail, Suite 102
Madison, Wisconsin 53717-1976

Paragraph 15 is hereby deleted in its entirety and replaced with:

15. The tenant build out will conform to the specifications in the Lease and all attachments, and are to be provided by the Lessor as part of the total rental payment. In accordance with Paragraph 3.2 of the SFO, the Lessor agrees to provide up to \$780,604.00 toward the cost of the Tenant Improvements. The tenant build out cost of \$780,604.00 (based on \$34.19 per ANSI/BOMA Office Area square foot) is amortized for a period of sixty (60) months at six and one-half percent (6½%). Therefore, the amortized tenant build out costs are \$183,390.24 per annum or \$7.39 per rentable square foot.

Pursuant to Paragraph 3.3 of the SFO, in the event the Tenant Improvement Cost is less than the amount provided above, the Lessor agrees to refund such difference in the form of reduction of base rent using a six and one-half (6½%) amortization rate. The refund will be a credit of the rent equally spread out throughout the firm lease term on which the Government is paying rent (60 months). In the event that the Tenant Improvement Cost is greater than the amount provided above the Government can (1) reduce the Tenant Improvement requirements, (2) pay lump sum for the overage upon completion and acceptance of the improvements, or (3) have the Lessor amortize the additional cost at 6½% throughout the firm lease term. The Government and Lessor must agree on any additional Tenant Improvement Cost through a Supplemental Lease Agreement.

Paragraph 24 is hereby deleted in its entirety and replaced with:

24. The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the Aggregate Lease Value for the initial firm term of this lease. The total amount of the commission is [REDACTED] (\$21.68/RSF x 24,816 RSF x 5 YRS x [REDACTED]). In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit [REDACTED] to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture 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:

First Month's Rental Payment \$44,834.24 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's rent.

Second Month's Rental Payment \$44,834.24 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's rent.

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Paragraph 28 is hereby added:

28. **NOTICE TO PROCEED** - After review by the Government, Lessor's Tenant Improvement proposal dated August 27, 2010 (Attachment 1) is hereby approved in the amount not to exceed \$780,604.00. Of this amount \$780,604.00 shall continue to be amortized into the rent over the first five (5) years at an interest rate of 6.5%. Therefore the amortized tenant build out costs are \$183,390.24 per annum or \$7.39 per rentable square foot or \$8.03 per OASF.

The Government, if approved by the Contracting Officer in writing, may adjust the amortized amount to reflect any additional Tenant improvement costs during the course of the project. Any Tenant Improvement amount above the original tenant allowance of \$780,604.15 will be paid pursuant to Paragraph 3.3 of the SFO.*

INITIALS: LESSOR
 GOVT