

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 3	DATE: 7-9-10
	TO LEASE NO. GS-05B-18275	

ADDRESS OF PREMISES Arbor Gate
 2501 West Beltline Highway
 Madison, Wisconsin 53713-2318

THIS AGREEMENT, made and entered into this date by and between
 whose address is Arbor Gate Development LLC
 3001 West Beltline Highway
 Suite 202
 Madison, Wisconsin 53713

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 execution by both parties:

This Supplemental Lease Agreement (SLA) Number 2 is issued to provide beneficial occupancy.

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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 above date.

LESSOR: ARBOR GATE DEVELOPMENT LLC
 _____ V.P.

 _____ WILLIAMS

_____ VICE PRESIDENT
 _____ (Title)

BY: _____
 _____ (Signature)

_____ 2001 W BELTLINE HWY #200
 _____ (Address)
 _____ MADISON WI 53713

UNITED STATES OF AMERICA
 BY _____

_____ CONTRACTING OFFICER
 _____ (Official Title)

Paragraph 2 of the Lease is hereby deleted and replaced with the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on June 30, 2010 through June 29, 2020, subject to any renewal rights as maybe hereinafter set forth.

Paragraph 3 of the Lease is hereby deleted and replaced with the following:

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>
Year 1*	\$333,920.45	\$27,826.70	\$20.53	\$23.70


*The base rent shall increase annually, in years 2 through 10 by \$0.50/RSF or (\$0.58/USF).

Paragraph 4 of the Lease is hereby deleted and replaced with the following:

4. The term of this lease shall be for ten (10) years, five (5) years firm with ninety (90) days written cancellation notice anytime on or after June 29, 2015. No rental shall accrue after the effective date of termination. Said notice shall be computer commencing with the day after the date of mailing.

mm
Government

7/21/10
Date


Lessor

7/9/10
Date