

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 3

DATE
March 26, 2012

TO LEASE NO.
GS-05B-18391

ADDRESS OF PREMISES

1304 N. Hillcrest Parkway
Altoona, WI 54720-2598

THIS AGREEMENT, made and entered into this date by and between
whose address is

West Riverside LLP
E2303 Quail Run Road
Eau Claire, WI. 54701-9662

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended effective March 26, 2012 as follows:

This Supplemental Lease Agreement (SLA) No. 3 is issued to establish the rent commencement date of the lease. And to restate the Broker's Commission and Commission Credits over nine months instead of seven months as previously stated on SLA#2. Therefore, paragraph 2 of the lease is hereby amended to read as follows:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term Beginning on February 16, 2012 and continuing through February 15, 2022, subject to termination and renewal rights as may be hereinafter set forth.

The Government may terminate this lease in whole or in part at any time on or after the fifth year of the lease, which is established as February 15, 2017. Termination notice must be served with at least 60 days' notice in writing to the Lessor and no rental shall accrue after the effective date of Termination.

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

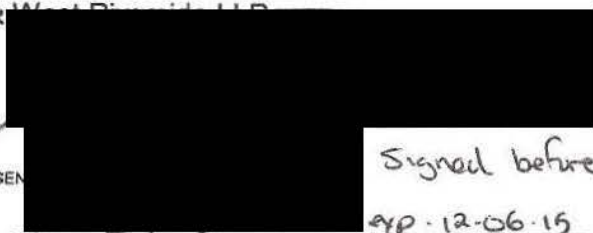
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IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR

BY

IN PRESEN



Dina M. Packerello
(Signature)

Signed before me by Mark L. Steil on 06-06-12
app. 12-06-15

Managing Partner
(Title)

4501 Royal Dr. Eau Claire, WI 54701

(Address)

UNITED STATES OF AMERICA - GENERAL SERVICES ADMINISTRATION

BY



William Clark Douglas
(Signature)

Contracting Officer
(Official Title)

(Official Title)

Paragraph 17 of the Lease and as stated in SLA#2 is hereby deleted and following is substituted therefore:

17. In accordance with the SFO paragraph 2.4 entitled *Broker Commission and Commission Credit*, Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley have agreed to a cooperating lease commission of [REDACTED] for the initial firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.4, only [REDACTED] which is [REDACTED] of the Commission will be payable to Studley when the Lease is awarded. The remaining [REDACTED] which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the Government as follows:

The shell rental portion of the annual rental payments due and owing 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 throughout the ninth month of the lease term as indicated in the following schedule of adjusted Monthly Rent:

- Month 1: \$13,445.45 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] Adjusted First Month's Rent
- Month 2: \$13,445.45 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] Adjusted Second Month's Rent
- Month 3: \$13,445.45 minus the prorated Commission Credit of \$ [REDACTED] equals [REDACTED] Adjusted Third Month's Rent
- Month 4: \$13,445.45 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] Adjusted Fourth Month's Rent
- Month 5: \$13,445.45 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] Adjusted Fifth Month's Rent
- Month 6: \$13,445.45 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] Adjusted Sixth Month's Rent
- Month 7: \$13,445.45 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] Adjusted Seventh Month's Rent
- Month 8: \$13,445.45 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] Adjusted Eighth Month's Rent
- Month 9: \$13,445.45 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] Adjusted Ninth Month's Rent

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

END OF SLA NO. 2

Initials	
Gov't	Lessor

[Handwritten initials: WOS. and [Signature]]