

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-05B-18557
ADDRESS OF PREMISES 660 W. Washington Ave., Suite 305, Madison, WI 53703-4703	PDN Number:

THIS AGREEMENT, made and entered into this date by and between **City Station Associates**

whose address is: 145 E. Badger Road
Suite 200
Madison, WI 53713-2723

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

WHEREAS, the parties hereto desire to amend the above Lease dated October 19, 2011.

The purpose of this Lease Amendment is to establish beneficial occupancy, approve Change Orders 1-2, and reconcile the Tenant Improvement budget.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 3, 2012, as follows:

A. Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall now hereby construed to mean "Lease Amendment".

B. The Government hereby approves Change Orders 1 and 2 in the total amount of \$4,775.31. These changes are applied to the TI Budget increasing it from \$46,534.75 (pursuant to NTP dated June 20, 2012) to \$51,310.06. This budget is inclusive of all approved change orders as listed below:

Item	Description of Work	Cost
Change Order 1	Flooring at File Room	[REDACTED]
Change Order 2	Change tile at restroom	[REDACTED]
Total		\$4,775.31

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:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Manager
 Entity Name: City Station Associates, a WI limited partnership
 Date: 12/3/2012

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Title: Lease Contracting Officer
GSA, Public Buildings Service, CPSC
 Date: 1/10/2013

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: Andrew Schmidt
 Title: Principal Broker
 Date: 12/3/2012

Paragraph 1 is hereby deleted in its entirety and replaced with the following:

The Government shall pay the Lessor a total annual rent of \$97,609.05 at a rate of \$8,134.09 per month in arrears based on a rate of \$28.35 per RSF (\$31.54 per USF) paid monthly in arrears for years 1 through 5 starting February 22, 2012 and ending December 21, 2012.

The Government shall pay the Lessor a total annual rent of \$112,115.68 at the rate of \$9,342.97 per month in arrears based on a rate of \$32.56 per RSF (\$43.19 per USF) paid monthly in arrears for years 1 thru 5 starting December 22, 2012 and ending February 21, 2017.

The Government shall pay the Lessor a total annual rent of \$98,482.90 at the rate of \$8,206.90 per month based on a rate of \$28.60 per RSF (\$24.37 per USF) paid monthly in arrears for years 6 thru 10 starting February 22, 2017 and ending February 21, 2022.

Rent shall be adjusted in accordance with the provisions of the Solicitation for Offers and General Clauses. Rent for a lesser period shall be prorated. Rent shall be made payable to:

City Station Associates
145 E. Badger Road, Suite 200
Madison, WI 53703

The Government may terminate this lease in whole or in part at any time after the fifth (5th) year by giving at least ninety (90) days' notice in writing 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 3 is hereby deleted in its entirety and replaced with the following:

In accordance with the Paragraph 7B of the Supplemental Requirements, CB Richard Ellis Inc. ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and CB Richard Ellis have agreed to a cooperating lease commission of [REDACTED] of the 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 7, only [REDACTED], which is [REDACTED] of the Commission, will be payable to CB Richard Ellis when the Lease is awarded. The remaining [REDACTED] which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to 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 full month of the rental payments and continue until the credit has been fully recaptured.

First month's rental payment of \$9,342.97 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted first month's rent).

Second month's rental payment of \$9,342.97 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted 2nd month's rent).

All other terms and conditions remain in full force and effect.

INITIALS:

JMA
LESSOR

& [Signature]
GOVT