

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. <u>  2  </u>
	TO LEASE NO. GS-05P-WI18660
<b>ADDRESS OF PREMISES</b>  740 Regent Street 1 <sup>st</sup> Floor Madison, WI 53713-2708	PDN Number PS0027233

**THIS AMENDMENT** is made and entered into between

whose address is: 740 REGENT STREET ASSOCIATES  
A LIMITED WISCONSIN PARTNERSHIP  
145 East Badger Road, Suite 200  
Madison, WI 53713-2708

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

**WHEREAS**, the parties hereto desire to amend the above Lease.

This Lease Amendment (LA) will serve to document, approve, and reimburse the Lessor a lump sum payment for the approved changeorders and other reimburseable items listed in this LA to the DID's dated 12/3/13 for the [REDACTED]. These costs were found to be fair and reasonable. The costs will be paid via a lump sum payment from a Reimburseable Work Authorization (RWA) provided by the tenant, the [REDACTED].

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective **APRIL 1, 2014** as follows:

This Lease Amendment (LA) No. 2 is issued to reimburse the lessor for the changeorders, in reference to the buildout of [REDACTED] space; the furniture deinstall/move/ reinstall; and the voice and data cabling for their new space. Lessor will be paid via lump sum from a Reimburseable Work Authorization (RWA) provided by the tenant, [REDACTED]. These costs will be paid to the lessor as a lump sum payment upon completion of the project, inspection of the buildout, and a certified invoice provided by the lessor to GSA Finance.

his 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 GOVERNMENT:**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 10/16/14

Entity Name: 740 Regent Street Associates  
Date: 11/3/2014

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Principal Broker  
Date: 11/3/2014

The tenant improvements to be amortized in the lease amounted to \$151,753.00. The changeorders and other RWA reimburseable items are listed below:

Wall corner guards – changeorder - [REDACTED] – RWA reimburseable  
Doorbell sound extender – changeorder - [REDACTED] – RWA reimburseable  
Additional phone/data jacks (2) – changeorder - [REDACTED] – RWA reimburseable  
Total changeorders = \$1,233.25

Furniture move and deinstall/reinstall furniture -- [REDACTED] – RWA reimburseable  
Data and phone cabling for buildout - [REDACTED] - RWA reimburseable  
Lessor costs - [REDACTED]

The changeorders and furniture deinstall/move/reinstall and cabling costs amounted to [REDACTED]. The total of [REDACTED] includes lessor fees. The above costs for changeorders and furniture and cabling costs were found to be “fair and reasonable” based on an independent government cost estimate.

The Government shall pay the tenant improvement cost of [REDACTED] for the resolution of changeorders and miscellaneous costs associated with the buildout of [REDACTED] new space under this lease. After inspection by the Government and approval from the Contracting Officer, the Lessor must submit its invoice directly to: GSA, Greater Southwest Finance Center (7BCP), P. O. Box 17181, Fort Worth, Texas 76102 or to the GSA Finance website at: [WWW.FINANCE.GSA.GOV](http://WWW.FINANCE.GSA.GOV). The invoice must include the following PDN number **PS # 0027233** at the top of your invoice. The Lessor will provide a certified invoice to GSA Finance for his one-time lump sum payment and provide a copy to the Lease Contracting Officer. The lessor will be paid via electronic payment into their account based on lessor’s financial information in the SAM database.

All other terms and conditions remain the same.

Initials: GOVERNMENT   *TL*   LESSOR   *JMA*