

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 11-27-2012
	TO LEASE NO. GS-05B-18684	

ADDRESS OF PREMISES
Milwaukee Gas Light Building 626 E Wisconsin Ave Milwaukee, WI 53202-4616

THIS AGREEMENT, made and entered into this date by and between 626 East LLC
 Whose address is 626 E Wisconsin Ave
 Milwaukee, WI 53202-4616
 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:
 WHEREAS, the parties hereto desire to amend the above Lease by establishing a rent commencement date and set forth the total cost of Tenant Improvements to be paid by the Government via lump-sum payment as \$34,280.09.
 NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective October 17, 2012, as follows:

1. The Government will occupy 1,000 USF/1,100 RSF, 2 Reserved Structured and 2 unreserved parking spaces, TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on 10/17/2012 through 10/16/2022, subject to termination and renewal rights as may be hereinafter set forth.
2. Annual rent will be \$40,657.82, payable monthly in arrears in the amount of \$3,388.15. Annual shell rate adjustments will occur as described in the Rent Breakdown Worksheet of the Lease.
3. Percentage of Government Occupancy is .93%.
4. The Government may terminate this lease, in whole or in part, after five (5) years by giving sixty (60) days written notice to the Lessor.

See page 2 for information regarding Government payment via lump-sum of non-amortized Tenant Improvement costs.
 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. PAGE 1 OF 2

LESSOR: 626 [REDACTED]
 BY [REDACTED] _____ President
 (Signature) (Title)

IN PR [REDACTED] _____ 626 E. Wisconsin Ave
 (Address)

UNITED STA [REDACTED]
 BY [REDACTED] _____ LEASE CONTRACTING OFFICER
 (Official Title)

To invoice for lump-sum payment of Tenant Improvement costs, please follow these instructions:

- Create and include a unique invoice number on the invoice submitted for payment.
- If a Management Company submits the invoice, please include the name and address of the Management Company, not the lessor. The vendor's or lessor's name and address must match the name address in the Pegasys vendor file.
- Please cite PS Number PS0024214 on your invoice and submit your invoice directly to the Greater Southwest Finance Center with a copy to the Lease Contracting Officer, care of Jim Guidos. **Invoices without the PS number are immediately returned to the vendor or lessor.**
- Please submit invoices electronically on the Finance Website at www.finance.gsa.gov. Vendors or lessor who are unable to process the invoice(s) electronically, may mail invoice(s) to the following address:
GSA, Greater Southwest Finance Center (7BCP)
PO Box 17181
Fort Worth, TX 76102