GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE TO LEASE AMENDMENT ADDRESS OF PREMISES RAIT REUSS FEDERAL PLAZA, LLC 310 W. Wisconsin Avenue, 4th Floor Milwaukee, WI 53203-2264 LEASE AMENDMENT No. 1 TO LEASE NO. GS-05B-18709 PDN Number: PS0025769 PDN Number: PS0025769

THIS AMENDMENT is made and entered into between RAIT REUSS FEDERAL PLAZA, LLC

whose address is:

310 W. Wisconsin Avenue, Suite 1450

Milwaukee, WI 53203-2264

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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 1, 2013, as follows:

This Lease Amendment No. 1 is issued to document the acceptance date of the leased premises, rent commencement date, the amortized tenant improvement costs, and the lump-sum tenant improvement costs.

Paragraph 2 is deleted in its entirety and replaced with the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term effective September 1, 2013 through August 31, 2023. The Government may terminate this lease in whole or in part any time after August 31, 2018 by giving at least 90 days' notice in writing to the Lessor.

Paragraph 4 is deleted in its entirety and replaced with the following:

4. The total term of the lease is for ten (10) years with five (5) years firm, subject to termination and renewal rights as may be hereinafter set forth. The commencement date of the rental shall begin on September 1, 2013 and shall expire on August 31, 2023.

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This Lease Amendment contains 3 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 LESSO	FOR THE GOVERNMENT:		
Signature: Name: Title: Entity Name: Date: 11-7-13	Sign Nan Title: Lease Contracting Officer GSA, Public Buildings Service, Date:	<i></i>	H
Sig Na Title: States Heat Ether MD.	>		
Date: 11-7-13			

Paragraph 10 is deleted in its entirety and replaced with the following:

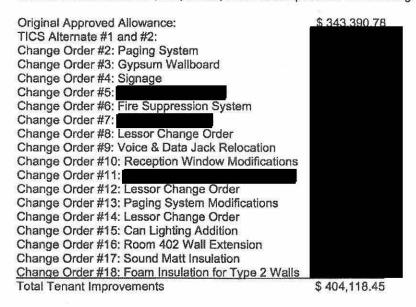
10. In accordance with the SFO paragraph 3.2 entitled, *Tenant Improvements Included in Offer*, the Lessor agrees to provide up to \$389,202.84 (\$43.77 per ABOA x 8,892 ABOA SF) toward the cost of Tenant Improvements. The costs of the Tenant Improvements are amortized at 0% over 60 months which equates to \$7.61 per RSF. The amortized cost of these improvements is included in the stated rent in Paragraph 3 above. In the event that the tenant improvement cost is less than the amount provided above, Lessor agrees to refund such difference in the form of a reduction to base rent using a discount rate of 0%. The refund shall be a credit to base rent equally amortized for the first 60 months of the full term.

Fees applicable to Tenant Improvements shall not exceed:

- General Conditions seven (7) percent of project cost
- General Contractor four (4) percent of project cost
- Architectural/Engineering \$1.50 per ABOA square foot
- Lessor Project Management Fees four (4) percent of project cost

The following paragraph is hereby added as Paragraph 27 to establish the lump-sum tenant improvement costs:

27. The parties mutually agree that the actual tenant improvement allowance associated with the Government's approved scope of work is established as \$389,202.84, which is comprised of the following:



The Government has elected to pay \$14,915.61 of the TI cost in a lump sum payment upon the completion and acceptance by the Government. The remaining tenant improvement allowance of \$389,202.84 (\$43.77 per ABOA SF over 8,892 ABOA SF) will be amortized over 60 months at 0% per annum, in the same manner as a loan having equal monthly payments of principal and interest beginning on the effective date of this lease, September 1, 2013.

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To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. The invoice shall reference the number PDN: PS0025769 and shall be sent electronically to the GSA Finance Website at http://www.finance.gsa.gov/defaultexternal.asp. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

GSA Office of Finance P.O. Box 17181 Ft. Worth, TX 76105-0181

A copy of the invoice must be provided to the Lease Contracting Officer at the following address:

General Services Administration ATTN: Linda Hattersley 230 S. Dearborn Street, 33rd Floor Chicago, IL 60604 312-353-5109

A proper invoice must be on the Lessor's company letterhead and include the following:

- Invoice Date
- Name of Lessor as shown on the lease
- Lease contract number and building address
- Description, price and quantity of items delivered
- Use GSA PDN PS0025769 for the lump sum total

If the invoice is not submitted on company letterhead, the person(s) with whom the lease contract is made must sign the invoice.

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

INITIALS:

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