



October 1, 2015

Kevin Hannan
Community Development Authority
252 E. Highland Ave
Milwaukee, WI 53202

Dear Mr. Hannan:
Lease Number 285-072

This letter will serve as a Lease Addendum to the Lease dated December 8, 2004, by and between Community Development Authority, as Lessor, and the Board of Regents of the University of Wisconsin System as Lessee, which said Lease covers approximately for a total of 9,100 square feet of space (the "Premises") in Lessor's building (the "Building") located at 2300 S. Park Street in the City of Madison, Wisconsin; and

WHEREAS, Lessor and Lessee thereto wish to amend said Lease,

NOW, THEREFORE, IT IS AGREED THIS ____ DAY OF _____, in consideration of the mutual covenants contained herein, Lessor and Lessee agree to amend the Lease effective on (the "Commencement Date") as follows:

1. The term of the Lease shall be extended for a term of three years, commencing on July 1, 2016 and ending on June 30, 2019. Rent payable during this extended three-year term shall be payable in accordance with the schedule in Section 3 below.
2. In addition, the lease term may, at the option of the Lessee, be renewed for two successive one-year periods from and after July 1, 2019, subject to the availability of funds for the payment of rentals, upon the same terms and conditions herein specified, provided notice be given in writing to the Lessor at least 90 days before the Lease or any renewal thereof would otherwise expire.

Initial Term Rental Rate Schedule			
Begin Date	End Date	Annual Rent	Monthly Rent
July 1, 2016	June 30, 2017	\$114,870.93	\$9,572.58
July 1, 2017	June 30, 2018	\$117,168.35	\$9,764.03
July 1, 2018	June 30, 2019	\$119,511.72	\$9,959.31
If Exercised, First Renewal Term Rental Rate Schedule			
July 1, 2019	June 30, 2020	\$121,901.95	\$10,158.50

If Exercised, Second Renewal Term Rental Rate Schedule			
July 1, 2020	June 30, 2021	\$124,340.04	\$10,361.67

All other provisions of the Lease, except as otherwise expressly provided herein, shall continue to be binding upon the parties thereto and shall inure to the benefit of said parties, their respective heirs, personal representatives, successors and assigns.

In witness whereof, the parties hereunto subscribed their names.

Please sign and return one copy of this letter as acknowledgement of the foregoing.

Approved: LESSOR: Community Development Authority

_____ Date: _____

Sincerely,



Brent B. Lloyd
Facilities Planner

File No. 285-072



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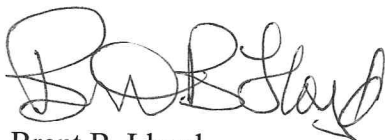
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