

United States Department of Agriculture SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2	DATE September 16, 2008
	TO LEASE NO. 57-64KX-4-2025	

ADDRESS OF PREMISES

4949 Kirschling Court, Stevens Point, WI 54481

THIS AGREEMENT, made and entered into this date by and between Gerald C. Kirschling, Property Owner
 whose address is [REDACTED]

And whose interest in the property hereinafter described is that of owner, 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 October 1, 2008, in order to exercise the renewal option of the existing lease.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

1. TO HAVE AND HOLD the said premises with their appurtenances for a firm term extension to the original lease for a period of 12 month beginning on October 1, 2008 through September 30, 2009. The lease extension shall include a 12 month renewal option to the extension term beginning on October 1, 2009 through September 30, 2010 subject to termination and renewal rights as may be hereinafter set forth.
2. The Lessor hereby leases to the Government the following described premises:
 Approximately 10,584 rentable square feet to yield approximately 10,584 ANSI/BOMA usable square feet of office and support space at a rate of \$16.97 per square foot and approximately 1152 rentable square feet to yield approximately 1000 ANSI/BOMA usable square feet of storage space at a rate of \$.53 per square foot in the building located at 4949 Kirschling Court, Stevens Point Wisconsin. The current lease is subject to a 2.5% increase per year.
3. The Government shall pay the Lessor annual rent of \$179,610.48 per annum at the rate of \$14,967.54 per month for office space and \$ 7,326.72 annual rent at the rate of \$610.56 per month in arrears for storage space for a total of \$186,937.20 per annum for the period of October 1, 2008 through September 30, 2009.
4. The Government shall pay the Lessor annual rent of \$184,100.75 per annum at the rate of \$15,341.73 per month for office space and \$ 7,509.89 annual rent at the rate of \$625.83 per month in arrears for storage space for a total of \$191,610.64 per annum for the lease option period of October 1, 2009 through September 30, 2010.
5. The Government may terminate this lease in whole or in part at any time after September 30, 2009, by giving 120 days notice in writing to the Lessor and no rental shall accrue for the space released after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing. If the Government terminates a portion of the space, the space released shall be marketable by the Lessor.
6. Rent checks shall be made payable to: Gerald C. Kirschling, [REDACTED]
 [REDACTED] Rent for a lesser period shall be prorated.

Rental payments will be made automatically at the beginning of each calendar month, in arrears, without submission of an invoice or voucher.

All other terms and conditions of the lease shall remain in force and effect.

LESSOR Gerald C. Kirschling,

Lessor

BY G. C. Kirschling
(Signature)

PRES. 9-18-08
(Title)

IN PRESENCE OF

Chesare Potuzynski
(Signature)


(Address)

UNITED STATES OF AMERICA

BY James R. Gonyea
(Signature)

Contracting Officer
(Official Title)