



DEPARTMENT OF VETERANS AFFAIRS

Great Lakes
Acquisition Center
115 South 84th Street, Suite 101
Milwaukee WI 53214-1476

August 05,2013

State of Wisconsin
Department of Veterans Affairs
P.O. Box 7866
Madison, WI 53707-7866

SUBJECT: NOTICE OF AWARD OF UNION GROVE OUTPATIENT CLINIC, UNION GROVE WI
LEASE NO. VA69D-12-L-0079.

Acceptance is hereby made of your final proposal submitted in response to Request for Lease Proposal
No.VA69D-12-R-0232.

As a result, this agreement is made and entered into this date between State of Wisconsin, Department of
Veterans Affairs, (hereinafter called the Lessor) and the Department of Veterans Affairs, hereinafter called
the VA, to lease 8,500 square feet of clinical space to be located at 21425 Spring Street, Building "C"
(Shemanski Hall)

The TEN (10) Year Lease is awarded based on One 5-year firm base period with One 5-year option
period. The Lessor shall provide a valid Occupancy Permit for the intended use of the Government. The
term of this lease and the Government's obligations to pay rent hereunder shall commence on the date on
which the Lessor provides a valid Certificate of Occupancy Permit to the Contracting Officer, who upon
receipt thereof will accept the premises by execution of GSA Form 276.

Lease Build-Out amount

The Lessor and the VA agree that the Lease Build-out amount is \$1,500,000 and the completion date of
the Build-out is hereby established as 120 calendar days. The VA agrees to pay for the Build-out in one
lump sum upon receipt of the Certificate of Occupancy Permit. Therefore the agreed upon rental rate is
\$20.00 per square foot, \$170,000.00 annually, Rentable Square Feet (RSF). \$20.00 per square foot,
\$170,000.00 annually ABOA/Usable for the firm term, in accordance with Schedule A below and thereafter
in accordance with Schedule B:

5 Year Firm Base Period

8,500 Square Feet	Lessor: State of Wisconsin DVA			
	ABOA 21425 Spring Street, Bldg "C"			
	Per SQ. FT Per Year	Total Annual Rent	Number of Months	Monthly Rent
Annual Estimate				
Base Year Price	\$ 20.000000	\$ 170,000.00	12	\$ 14,166.67
2nd Year Price	\$ 20.000000	\$ 170,000.00	12	\$ 14,166.67
3rd Year Price	\$ 20.000000	\$ 170,000.00	12	\$ 14,166.67
4th Year Price	\$ 20.000000	\$ 170,000.00	12	\$ 14,166.67
5th Year Price	\$ 20.000000	\$ 170,000.00	12	\$ 14,166.67
Total Estimated Rent Price		\$ 850,000.00		
Total Tenant Improvements		\$ 1,500,000.00		

Schedule A

One 5 Year Option Period

8,500		Lessor: State of Wisconsin DVA			
Square Feet		ABOA		21425 Spring Street, Building "C"	
		Per SQ. FT	Total Annual	Number of	Monthly
Annual Estimate		Per Year	Rent	Months	Rent
1st Opt. Year	Year 6	\$ 20.000000	\$ 170,000.00	12	\$ 14,166.67
2nd Opt. Year	Year 7	\$ 20.000000	\$ 170,000.00	12	\$ 14,166.67
3rd Opt. Year	Year 8	\$ 20.000000	\$ 170,000.00	12	\$ 14,166.67
4th Opt. Year	Year 9	\$ 20.000000	\$ 170,000.00	12	\$ 14,166.67
5th Opt. Year	Year 10	\$ 20.000000	\$ 170,000.00	12	\$ 14,166.67
Total Estimated Rent Price			\$ 850,000.00		

Schedule B

Please sign and return the enclosed copy of this letter, indicating your acceptance of this award.


 Rich. Hedman
 Contracting Officer

ACKNOWLEDGEMENT

 (Signature)

TITLE: _____ DATE: _____