

First Amendment to Sublease

This the First Amendment to Sublease Agreement between Wgema Leasing LLC (“Sublandlord”) and the City of Milwaukee (“the Tenant”) amends the Sublease dated the 18th day of August 2014 (“Original Sublease”).

Terms of Amendment:

1. Beginning the 1st day of January 2021, the Tenant shall pay rent pursuant to the rent schedule attached hereto as Exhibit A.
2. In exchange for the reduction in rents, the City of Milwaukee will surrender approximately 3,200 sq. ft. of the 1st floor of the Bgemagen Building located at 3215 W. State St., Milwaukee, WI effective on date of this First Amendment to Sublease. The office space to be surrendered is identified in the highlighted areas of the attached Exhibit B.
3. Sublandlord discloses to Tenant that the surrendered office space noted in item 2 above, will be occupied by Greenfire Management Services, who is a wholly owned subsidiary of the Potawatomi Business Development Corporation.
4. Except as specifically amended above, the terms and provisions of the Original Sublease remain in full force and effect, and both Sublandlord and Tenant affirm and consent to the Sublease, as amended by this First Amendment to Sublease.

IN WITNESS WHEREOF, this First Amendment to Sublease has been executed on the ___th day of December, 2020.

Sublandlord:

By: _____

Wgema Leasing LLC

Date: _____

Tenant: _____

Mayor, City of Milwaukee

Date: _____

Tenant: _____

City Clerk, City of Milwaukee

Date: _____

Tenant: _____

Comptroller, City of Milwaukee

Date: _____

Tenant: _____

Chief of Police/Chief's Designee, City of Milwaukee

Date: _____

Exhibit A

Original Sublease Term	Payment Date	Rent Schedule per 2014	Reduction per First Amendment	Net New Rent
Year 7	1W2021	10,314.75	5,750.00	4,564.75
Year 7	2W2021	10,314.75	5,750.00	4,564.75
Year 7	3W2021	10,314.75	5,750.00	4,564.75
Year 7	4W2021	10,314.75	5,750.00	4,564.75
Year 7	5W2021	10,314.75	5,750.00	4,564.75
Year 7	6W2021	10,314.75	5,750.00	4,564.75
Year 7	7W2021	10,314.75	5,750.00	4,564.75
Year 7	8W2021	10,314.75	5,750.00	4,564.75
Year 7	9W2021	10,314.75	5,750.00	4,564.75
Year 7	10W2021	10,314.75	5,750.00	4,564.75
Year 7	11W2021	10,314.75	5,750.00	4,564.75
Year 8	12W2021	10,622.17	5,750.00	4,872.17
Year 8	1W2022	10,622.17	5,922.50	4,699.67
Year 8	2W2022	10,622.17	5,922.50	4,699.67
Year 8	3W2022	10,622.17	5,922.50	4,699.67
Year 8	4W2022	10,622.17	5,922.50	4,699.67
Year 8	5W2022	10,622.17	5,922.50	4,699.67
Year 8	6W2022	10,622.17	5,922.50	4,699.67
Year 8	7W2022	10,622.17	5,922.50	4,699.67
Year 8	8W2022	10,622.17	5,922.50	4,699.67
Year 8	9W2022	10,622.17	5,922.50	4,699.67
Year 8	10W2022	10,622.17	5,922.50	4,699.67
Year 8	11W2022	10,622.17	5,922.50	4,699.67
Year 9	12W2022	10,937.68	5,922.50	5,015.18
Year 9	1W2023	10,937.68	6,100.18	4,837.51
Year 9	2W2023	10,937.68	6,100.18	4,837.51
Year 9	3W2023	10,937.68	6,100.18	4,837.51
Year 9	4W2023	10,937.68	6,100.18	4,837.51
Year 9	5W2023	10,937.68	6,100.18	4,837.51
Year 9	6W2023	10,937.68	6,100.18	4,837.51
Year 9	7W2023	10,937.68	6,100.18	4,837.51
Year 9	8W2023	10,937.68	6,100.18	4,837.51
Year 9	9W2023	10,937.68	6,100.18	4,837.51
Year 9	10W2023	10,937.68	6,100.18	4,837.51
Year 9	11W2023	10,937.68	6,100.18	4,837.51
Year 10	12W2023	11,269.37	6,100.18	5,169.20
Year 10	1W2024	11,269.37	6,283.18	4,986.19
Year 10	2W2024	11,269.37	6,283.18	4,986.19
Year 10	3W2024	11,269.37	6,283.18	4,986.19
Year 10	4W2024	11,269.37	6,283.18	4,986.19
Year 10	5W2024	11,269.37	6,283.18	4,986.19
Year 10	6W2024	11,269.37	6,283.18	4,986.19
Year 10	7W2024	11,269.37	6,283.18	4,986.19
Year 10	8W2024	11,269.37	6,283.18	4,986.19
Year 10	9W2024	11,269.37	6,283.18	4,986.19
Year 10	10W2024	11,269.37	6,283.18	4,986.19
Year 10	11W2024	11,269.37	6,283.18	4,986.19

Exhibit B

See Attached pdf.