

EXHIBIT C
MILWAUKEE COUNTY RESEARCH PARK
TECHNOLOGY INNOVATION CENTER
LEASING ACTIVITY REPORT

AS OF DECEMBER 31, 2013

1. Total Space Leased: 53,465 sq. ft. (51,355 sq. ft. as of 12/31/12)
2. Total Number of Companies: 39 (42 12/31/12)
3. Total Employment: 195 as of 12/31/13 (188 12/31/12)
4. Total Monthly Rent: \$53,918 - \$12.10 psf (\$49,519 - \$11.57 psf 12/31/12)
5. Total Rent paid to Milwaukee County: \$5,277,140 (March 1993 through 12/31/13)
6. Vacant Space (sq. ft.)

Floor	12/31/11 (Sq. Ft.)	12/31/12 (Sq. Ft.)	12/31/13 (Sq. Ft.)
Basement	4,212	4,759	4,759
First Floor Office	2,803	2,737	2,315
First Floor Laboratory	3,539	2,407	738
Second Floor	1,459	1,221	2,620
Third Floor	2,487	6,720	6,360
Fourth Floor	6,303	6,915	5,818
Fifth Floor	3,161	3,409	3,448
Total	23,964	28,168	26,058
Building Total	79,524	79,524	79,524
Occupancy (Total Building)	69.87%	64.58%	67.23%
Occupancy (Excluding Basement)	73.77%	68.69%	71.51%

7. Summary of New Tenants & Graduates

ITEM/YEAR	93	94	95	96	97	98	99	00	01	02	03
New Tenants (Graduated)	6	5	10	7	6	7	2	3	8	9	3
New Tenants (Current Tenant)	1	1	0	1	1	1	0	1	3	1	3
Total New Tenants (in year)	7	6	10	8	7	8	2	4	11	10	6
Graduates (in year)	0	1	3	0	4	5	3	2	4	10	8

ITEM/YEAR	04	05	06	07	08	09	10	11	12	13	Total
New Tenants (Graduated)	6	8	11	7	2	5	3	3	1	1	113
New Tenants (Current Tenant)	0	2	3	2	1	7	1	3	3	4	39
Total New Tenants (in year)	6	10	14	9	3	12	4	6	4	5	152
Graduates (in year)	10	8	4	3	7	9	9	8	9	6	113

8. New tenants 2013 (see attached sheet)
9. Graduates & Lease Terminations in 2013 (see attached sheet)
10. Largest Tenants by Space (11/1/13)
 - Securience, LLC 6,411 sq. ft.
 - Gammex, Inc. 4,511 sq. ft.
 - Tobin Solutions, Inc. 3,266 sq. ft.
 - Serlio Software Corporation 3,151 sq. ft.
 - Groupware Technologies, Inc. 2,834 sq. ft.

MILWAUKEE COUNTY RESEARCH PARK
TECHNOLOGY INNOVATION CENTER
NEW TENANTS, GRADUATES, AND LEASE TERMINATIONS – 2013

AS OF DECEMBER 31, 2013

NEW TENANTS

1. **Global Capital Group, LLC** - global business intelligence trans-disciplinary consulting that specializes in talent productivity, organizational development, entrepreneurship/wealth creation ecosystems growth, entrepreneurship and economic development research, and social entrepreneurship. (5/1/13)
2. **Agro BioSciences, Inc.** - research to identify and isolate the colonic bacteria that increase the absorption and bioavailability of the polyphenol, ellagic acid, that has demonstrated beneficial health effects related to antioxidant, anti-inflammatory, antiestrogenic, and cancer chemopreventative properties. (6/1/13)
3. **Jeez, Inc.** – provide next generation gene sequencing of BRAC 1 and BRAC 2 mutations to determine a subject's risk of developing breast and/or ovarian cancer, work toward being certified as a CLIA laboratory, and adopt new tests as they become available to quickly keep pace with the market. (11/1/13)
4. **James Peterson Sons, Inc.** – field office for road construction contractor during rebuilding of the Watertown Plank Road/US Highway 45 interchange and other related Zoo Interchange project activities. (11/1/13)
5. **Ellie, LLC** - development of fluorescence polarization (FP) assays that can detect the binding of a small fluorescently labeled peptide or oligonucleotide to a protein of interest and marketing of such products globally. (12/1/13)

MILWAUKEE COUNTY RESEARCH PARK
TECHNOLOGY INNOVATION CENTER
NEW TENANTS, GRADUATES, AND LEASE TERMINATIONS – 2013

AS OF DECEMBER 1, 2013

GRADUATES AND LEASE TERMINATIONS

1. **MPP Group, LLC** - operation of a virtual pharmaceutical company that will license and develop new drugs, monitor preliminary toxicological studies, and assist with registration with the FDA. This company's offices were moved to Mequon, Wisconsin to be closer to the homes of the owner and key employee. (6/1/07 – 5/15/13)
2. **Johnson Heart Care Center, S.C.** – development of new treatments and ideas related to heart care including collaboration with bio-science tenants currently in the Technology Innovation Center (TIC) building. Dr. W. Dudley Johnson, a retired Milwaukee heart surgeon, pioneer in heart by-pass surgery and Nobel Prize nominee, is no longer able to work outside of his home and no longer needs the office in the TIC. (10/1/11 – 6/30/13)
3. **MMPEX Systems, LLC** – developing, marketing, and deploying innovative industrial-grade, ready-to-deploy solutions that combine the newest generation of low-cost mobile robots with auxiliary material handling technologies, controls and software. Reason for leaving. (7/1/12 – 7/31/13)
4. **Wisconsin Viral Research Group, Ltd.** – laboratory operation that will specialize in the diagnosis of specific herpesvirus and other infectious agents in a variety of patient and animal populations and publication of original research and review articles in scientific literature. Electrical and HVAC characteristics of the TIC could no longer meet the sophistication of the research conducted by the company, such as back-up electrical power and central air conditioning. Business moved to the former home of Prodesa on Westwood Drive in Waukesha and will join two other TIC graduates, PhysioGenix and Veridia, in collaborative research efforts. (8/1/02 – 7/31/13)
5. **Developer One, Inc.** – development and marketing of software products for handheld, mobile computing, and PDA devices. This company, a pioneer in creating applications for mobile devices, has been adversely affected by the multitude of free apps that are now currently available from Apple and other smart phone and tablet manufacturers. The company will remain in business but will operate out of the founder's residence. (5/1/01 – 10/31/13)
6. **Jeez, Inc.** – provide next generation gene sequencing of BRAC 1 and BRAC 2 mutations to determine a subject's risk of developing breast and/or ovarian cancer, work toward being certified as a CLIA laboratory, and adopt new tests as they become available to quickly keep pace with the market. Company was unable to get necessary approvals and certifications for its laboratory processes, placing business on hold. (11/1/13 – 11/31/13)