

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 4

DATE
10/11/12

TO LEASE NO.
GS-03B-09475

ADDRESS OF PREMISES: **Second Floor, 840 Bear Tavern Road
Suite 202
Ewing, NJ 08628-1019**

PDN P50024723

THIS AGREEMENT, made and entered into this date by and between, **MOUNTAIN VIEW OFFICE PARK, LLC.**

whose address is **850 Bear Tavern Road, Suite 202, Ewing, NJ 08628-1019**

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:
WHEREAS, the parties hereto agree to supplement the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government as follows:

- 1.) To accept the tenant improvements as completed and;
- 2.) establish the Commencement Date of the lease rental payments; and
- 3.) establish the square footages of the leased space; and
- 4.) provide the annual rental amounts; and
- 5.) establish the Government's percentage of occupancy; and
- 6.) establish the adjustment for vacant space; and
- 7.) to provide for lump sum RWA payment; and
- 8.) all other terms and conditions are in full force and effect.

See Attached

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

BY: **MOUNTAIN VIEW OFFICE PARK, LLC**

[Redacted Signature]

Member

(Title)

STACY MAXKAWITZ

[Redacted Signature]

850 Bear Tavern Rd, Suite 202

(Address)

KEITH H. VANDOLZI

(Printed Name)

Ewing, NJ 08628

(City, State, Zip)

U
BY [Redacted Signature]

GENERAL SERVICES ADMINISTRATION
20 NORTH EIGHTH STREET
PHILADELPHIA PA 19107-3101

CONTRACTING OFFICER

Supplemental Lease Agreement #4
Lease No. GS-03B-09475

- 1.) The tenant improvements have been substantially completed and the government accepts the leased space as of August 9, 2012.
- 2.) The commencement date of the rental shall be August 9, 2012 and shall expire on August 8, 2022.
- 3.) The office space square footage shall be 7,646 rentable square feet yielding 6,827 ANSIBOMA Office Area (ABOA).
- 4.) The Government shall pay the Lessor annual rent as follows:

From August 9, 2012 through August 8, 2017 the total annual rental shall be \$274,947.75 at the rate of \$22,912.31 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$151,438.18, annual Operating Costs of \$61,779.68 plus annual Operating Cost adjustments, Building Specific Amortized Capital of \$2,468.40/year, plus an annual Tenant Improvement Amortization cost of \$59,261.49 based on a total tenant improvement cost of \$268,153.64 amortized over five (5) years at a rate of 4.00%.

From August 9, 2017 through August 8, 2022 the total annual rental shall be \$202,313.16 at the rate of \$16,859.43 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$138,065.08, annual Operating Costs of \$64,248.08 plus annual Operating Cost adjustments.

5.) The percentage of occupancy for Tax Reimbursement purposes shall be: 13.47% (7,646 Rentable Square Footage, (RSF) / 56,765 RSF) and the new Base Year for taxes shall be the taxes in the year of 2012.

6.) The Government's adjustment of vacant space shall be a reduction of \$6.36/RSF .

7.) Notice to Proceed is issued upon receipt of a government executed copy of Lease Amendment #4 by the Lessor. The Lessor shall provide all labor, material, tools, services and equipment necessary to complete the alterations as noted on Change Orders 2 & 3 attached hereto. Upon inspection and acceptance by the Government, the Lessor shall be paid lump-sum payment in the amount of \$938.25 and shall be paid upon receipt of invoice submitted as follows:

The Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include:

- the Lease number,
- building address, and
- a price of the items delivered.
- Invoices shall reference the numbers **PS0024723** and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp> . Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408. If the Lessor is unable to process this invoice electronically, and invoice may be mailed to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

INITIALS: Lessor Initials



Gov't Initials:

