

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT

DATE

NO. 1

7-30-2010

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

GS- 03B-10308

ADDRESS OF PREMISES

Eastern Distribution Center, 1900 River Road, Burlington, NJ 08016-2108

THIS AGREEMENT, made and entered into this date and between

1900 River Road, LLC

whose address is

30 Broad Street, 35th Floor
New York, NY 10004-2952

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above

to extend the date by which the required lighting retrofit must be completed in order to accommodate various Government scheduling priorities and to provide for an allowance for new window blinds in the office area.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective upon complete execution of this SLA, as follows:

I. Paragraph 17 of the Standard Form 2 is hereby amended in its entirety and shall now read as follows:

"17. The Lessor, at the Lessor's sole cost and expense, shall perform an energy management lighting fixture retrofit of the warehouse portion of the leased premises on the (i) 129 - 400 watt, 277 volt explosion-proof, high pressure sodium fixtures, (ii) the 1,279 - 400 watt, 277 volt standard duty high pressure sodium fixtures, and (iii) the 782 - 277 volt, two tube, 96", T-12 fluorescent fixtures, all located in the warehouse area of the facility. The energy management retrofit is intended to reduce electricity usage through the use of state of the art high intensity discharge lighting fixtures, compact fluorescent lighting fixtures, and/or other such fixtures as may be applicable in conformance with the standards of the Illuminating Engineering Society (IES) and applicable local, state, and federal energy codes. Such lighting retrofit shall be carried out in a prompt fashion after lease execution. The lighting retrofit shall be completed by the Lessor by no later than 180 days following the commencement of the term of the lease (i.e., no later than 180 days after December 14, 2010)."

II. Paragraph 16 of the Standard Form 2 is hereby amended by adding the following:

"The Lessor shall provide new window blinds in the front office area at the Lessor's expense at an amount not to exceed \$3,000.00"

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

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

LESSOR

BY

IN PRESENCE

SVP

30 BROAD ST 31ST FL
NEW YORK NY 10004

(Address)

UNITED STATES OF AMERICA

BY

Contracting Officer

(Signature)

(Official Title)