

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 2

TO LEASE NO. **GS-03B-11306**

ADDRESS OF PREMISES

800 Cooper Street,
3rd Floor,
Camden, NJ 08102-1155

THIS AGREEMENT, made and entered into this date by and between
KL Holdings, LLC

whose address is 800 Cooper St., Ste 550 #840
Camden, NJ 08102-1143

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

WHEREAS, the parties hereto desire to amend the above Lease (i) to discontinue use of the GSA Form 276, (ii) to accept the tenant improvements and (iii) to document the actual tenant improvement costs expended.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 30, 2012, as follows:

- A. Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".
- B. Paragraph 3 of Standard Form 2 of the lease is hereby deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor annual rent in arrears as follows:

	July 15, 2012 through August 29, 2012	August 30, 2012 through August 29, 2017	August 30, 2017 through July 2022
Annual Shell Rent	\$90,141.54	\$90,141.54	\$90,141.54
Amortized Annual Cost of Tenant Improvements *	\$0.00	\$20,811.08	\$0.00
Annual Cost of Services	\$67,938.42	\$67,938.42	\$67,938.42
Total Annual Rent	\$158,079.96	\$178,891.04	\$158,079.96

Renewal Option 1, July 15, 2022 through July 14, 2027	
Annual Shell Rent	\$96,231.58
Annual Cost of Services	Annual Cost of Services basis shall continue from Year 10 of the existing lease term. Option term is subject to continuing annual adjustments.

Continued on next page

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

This Lease Amended
FOR THE LESSOR

FOR THE GOVERNMENT

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: Lease Contracting Officer

Entity Name: KL Holdings, LLC

GSA, Public Buildings Service

Date: _____

Date: 12/11/2012

WITNESSED FOR THE LESSOR BY:

Signature: _____

Name: _____

Title: Treasurer

Date: 12/3/12

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*The Tenant Improvement costs are being amortized at a rate of 7% per annum over 5 years.

The total cost of tenant improvements are \$87,583.41 which is included in the rent at the 7% amortization rate from August 30, 2012 through August 29, 2017. The Government, at its election, may pay lump sum for Tenant Improvements. If this occurs, the rent shall be reduced proportionately using the 7% amortization rate."

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

Lessor RL

Government acs