

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 10
	TO LEASE NO. GS-03B-12112
ADDRESS OF PREMISES MERCER CORPORATE PARK 300 CORPORATE BOULEVARD ROBBINSVILLE, NJ 08691-1598	PDN Number: PS0032556

THIS AMENDMENT is made and entered into between

THOMPSON REALTY CO. OF PRINCETON, INC.

whose address is: **195 NASSAU STREET
PRINCETON, NJ 08542-7004**

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

WHEREAS, the parties hereto desire to amend the above Lease to issue Notice to Proceed (NTP) for the tenant improvement build out for the [REDACTED] expansion and the renovations in the existing space.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective **August 17, 2015**, as follows:

This Lease Amendment (LA) formally and officially issues Notice to Proceed in the amount of **\$114,219.51** for tenant improvement build out associated with the expansion space in Suite 140 and the renovations in the existing space in Suite 110 for the [REDACTED] in accordance with the Lessor's proposal for the existing suite (Suite 110) dated 5/26/2015 and the Lessor's proposal for the expansion suite (Suite 140) dated 06/23/2015. The proposals are hereby incorporated into the Lease by reference. All work shall be performed and completed in accordance with all lease performance provisions and criteria, and the attached Design Intent Drawing (DID) dated 12/23/2014 (Exhibit A).

The total Tenant Improvement amount of **\$114,219.51** is to be paid as follows:

\$61,135.92 shall be amortized in the rent at an interest rate of 5.5% over the remaining term of the Lease as tenant improvements and the balance in the amount of \$53,083.59 shall be paid via a one-time lump sum payment. All lump sum payments shall be paid upon inspection and acceptance by the Government of the said alterations or materials.

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This Lease Amendment contains 6 pages.

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 below date.

FOR THE LESSOR:

Signature: [REDACTED]
Name: Carly Nance
Title: _____
Entity Name: Thompson Realty Co of Princeton Inc
Date: 8/17/15

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: Kristina N. DeLo
Title: Lease Contracting Officer
GSA, Public Buildings Service, North Branch
Date: 8/20/2015

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: _____
Title: _____
Date: 8/17/2015

Handwritten signature

A. Lessor shall furnish, install, and maintain all labor, materials, tools, equipment, services, and associated work to perform the necessary alterations as outlined in this Lease Amendment.

B. The total lump sum amount of **\$53,083.59** must be invoiced according to the following:

\$53,083.59 under PDN # PS0032556

C. Upon completion of the work, the Lessor shall notify the contracting officer to arrange for an inspection. After inspection and acceptance of the work by the Government, a properly executed invoice shall be submitted at:

<http://www.finance.gsa.gov>

- OR -

a properly executed original invoice shall be forwarded to:

General Services Administration
Greater Southwest Region (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

If invoicing either electronically or by mail, a copy of the invoice must also be mailed to the Contracting Officer at:

GSA, Public Buildings Service
Real Estate Acquisition Division (3PRND)
20 North Eighth Street, 8th Floor
Philadelphia, PA 19107-3191
Attn: Kristina Dello

For an invoice to be considered proper, it must:

- ◆ Be received after the execution of this LA,
- ◆ Reference the Pegasys Document Number (PDN) specified on this form **PS0032556**,
- ◆ Include a unique, vendor-supplied, invoice number,
- ◆ Indicate the exact payment amount requested, and
- ◆ Specify the payee's name and address. The payee's name and address must EXACTLY match the Legal Business Name or DBA associated with it in Central Contractor Registration (CCR) for the DUNS included above.

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later. If the Lessor chooses to have payments sent an address other than the one listed above, that remittance address must be entered below.

Remit To:

Payment in the amount of \$53,083.59 will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

INITIALS: *[Signature]* LESSOR & *[Signature]* GOVT