

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 7
LEASE AMENDMENT ADDRESS OF PREMISES MERCER CORPORATE PARK 300 CORPORATE BOULEVARD ROBBINSVILLE, NJ 08691-1598	TO LEASE NO. GS-03B-12112 PDN Number: N/A

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 increase the operating rent to provide janitorial services for the fitness center located within the demised 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 **October 1, 2013** as follows:

- A. Paragraph 7.7 **Janitorial Services (SEP 2000)** of the Lease is hereby amended by adding the following subparagraph to the existing text:

"7.7.D.13 FITNESS CENTER MAINTENANCE

As part of the operating rent, the Lessor shall provide all janitorial services, supplies, and equipment in order to maintain the fitness center in a clean condition. This includes but is not limited to the following: cleaning, disinfecting, and sanitizing the floors, shower stalls, exercise machines, and other furniture located in the fitness center area on a daily basis. The large mirrors, televisions, and glass doors shall be cleaned and dusted on a bi-weekly basis. These services shall be included in the regular janitorial services provided throughout the demised space.

The cost for these additional services is [REDACTED] per month, or [REDACTED] per year, and shall be included in the regular operating rent."

This Lease Amendment contains **2** 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: Lives Nando
 Title: Manager
 Entity Name: Thompson Realty Co of Princeton Inc
 Date: 11/11/14

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: Kristina N. Dello
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, North Branch
 Date: 12/2/2014

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: Carol M. [REDACTED]
 Title: Office Manager
 Date: 11/11/2014

B. Paragraph 3 of the Standard Form 2 is hereby amended by deleting the existing text in its entirety and by inserting in lieu thereof the following:

"3. The Government shall pay the Lessor annual rent of \$411,818.49 at the rate of \$34,318.21 per month in arrears. The annual rent of \$411,818.49 breaks down as follows:

Shell Rent:	\$259,253.10 per year
Operating Rent:	\$152,565.39 per year*

* This amount reflects operating cost adjustments through 2014, subject to future annual operating cost adjustments.

Rent for a lesser period shall be prorated. Rent checks will be made payable to Thompson Realty Co. of Princeton, Inc., 195 Nassau Street, Princeton, NJ, 08542-7004."

INITIALS:  LESSOR &  GOV'T