

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO.2 TO LEASE NO. GS-03P-LNJ12176
ADDRESS OF PREMISES: 532 Fellowship Road Mt. Laurel, New Jersey 08054-3405	PDN Number: PS0037788

THIS AMENDMENT is made and entered into between: **Fellowship Development Associates**

whose address is: **1000 Germantown Pike, Suite A-2, Plymouth Meeting, PA 19462,**

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 (1) issue Notice to Proceed for the tenant improvement buildout which exceed the tenant improvement allowance in the amount of \$385,863.30.

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 March 13, 2017 as follows as follows:

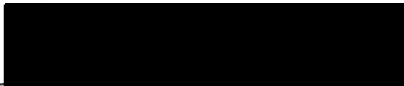
1. Fellowship Development Associates is hereby authorized to begin construction of the Tenant Improvements for the Government in the agreed upon amount of **\$810,022.26** (including A&E fees & Overhead & Profit) in accordance with all Lease requirements, the Design Intent Drawings, Construction Drawings and the fixed price proposal dated January 23, 2017. Tenant Improvements in the amount of \$414,158.96 will be amortized at the rate of 5.8% over the term of five years. Building Specific Amortized Capital in the amount of \$10,000.00 will be amortized at the rate of 5.8% over the term of five years. The Government will pay a one-time lump sum payment upon completion and acceptance of the Tenant Improvements in the amount of \$385,863.30 as outlined in Paragraph 3 of this Lease Amendment.
2. The Lessor shall furnish all labor, materials, tools, equipment, services and associated work to perform the scope of work in accordance with the Lessor's proposal submitted January 23, 2017.
3. Upon completion, inspection and acceptance of the space by the Government, the Lessor shall submit a properly executed original invoice. The Government shall reimburse the Lessor in a one-time lump-sum payment in the amount of **\$385,863.30** upon receipt of this properly executed original invoice. The invoice must be submitted directly to the GSA Finance Office at:

This Lease Amendment contains 2 pages

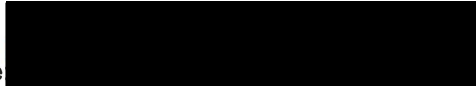
All other terms and conditions of the lease shall remain in force and effect.

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


FOR THE LESSOR:

Signature: 
Name: Donald F. Corfiero
Title: Managing Member
Entity Name: Fellowship Development
Date: 3/17/2017 Associates
LP

FOR THE GOVERNMENT:

Signature: 
Name: Eileen Marengo
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 4/25/17

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Sean P. Gale
Title: Administrator
Date: 3/17/2017

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

OR to the following address:

GSA, Greater Southwest Region (7BCP)
P.O. Box 17181
Fort Worth, Texas 76102-0181.

A copy of the invoice must also be mailed to the Contracting Officer at:

GSA, Public Buildings Service
Real Estate Acquisition Division, 3PRNE
100 S. Independence Mall West
Philadelphia, PA 19106
Attn: Eileen Marengo

For an invoice to be considered proper, it must:

- 1) Be received after the execution of this LA,
- 2) Reference the Pegasys Document Number (PDN) specified on this form
- 3) Include a unique, vendor-supplied, invoice number,
- 4) Indicate the exact payment amount requested, and
- 5) 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 System for Award Management (SAM) for the DUNS included above.
- (6) Lease contract number, building address, and a description, price and quantity of the items delivered. If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

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.

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

INITIALS:



LESSOR

&



GOV'T