

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 4 TO LEASE NO. GS-03P-LNJ12176
ADDRESS OF PREMISES: 532 Fellowship Road Mt. Laurel, New Jersey 08054-3405	

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 **to establish the lease term, establish the square footage and establish rent commencement.**

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 **July 31, 2017** as follows:

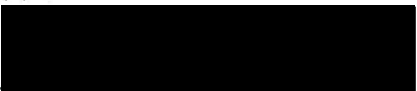
1. The lease term is established as **July 31, 2017 through July 30, 2027** subject to termination and renewal rights as may be hereinafter set forth.
2. Paragraph 1.01, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:
 - A. Office and Related Space: **8,530** rentable square feet (RSF), yielding **8,056** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the **1st** floor and known as Suite 532-A, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.
3. Paragraph 1.03, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

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. Catiero
Title: Managing Member
Entity Name: Fellowship Development Associates, LP
Date: 8/17/2017

FOR THE GOVERNMENT:

Signature: 
Name: Eileen Marengo
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 8/29/2017

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Claire Foley
Title: Admin Asst.
Date: 8/17/17

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM (YRS 1-5)	NON FIRM TERM (YRS 6-10)
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$156,946.30	\$158,396.34
TENANT IMPROVEMENTS RENT ²	\$ 95,620.73	\$0.00
OPERATING COSTS ³	\$ 33,521.68	\$ 33,521.68
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 2,308.79	\$0.00
TOTAL ANNUAL RENT	\$288,397.50	\$191,918.02

¹Shell rent calculation:

(Firm Term) \$18.40 per RSF multiplied by 8,530 RSF

(Non Firm Term) \$18.57 per RSF multiplied by 8,530 RSF

²The Tenant Improvement Allowance of \$414,158.96 is amortized at a rate of 5.8 percent per annum over 5 years.

³Operating Costs rent calculation: \$3.93 per RSF multiplied by 8,530 RSF

⁴Building Specific Amortized Capital (BSAC) of \$10,000.00 are amortized at a rate of 5.8 percent per annum over 5 years

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:

DPC

LESSOR

&

[Signature]
GOV'T