

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 54	DATE 1-05-09
TO LEASE NO. GS-02B-23182	

ADDRESS OF PREMISES: 1100 Raymond Boulevard, Newark, New Jersey 07102-5234

THIS AGREEMENT, made and entered into this date by and between
Centre Market Building, LLC

Whose address is: 39. S. LaSalle Street, Suite 1010
Chicago, Illinois 60603

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

WHEREAS, the parties hereto desire to amend the Lease to provide for Architectural services for Suite 305 and to provide reimbursement for work performed in accordance with Supplemental Lease Agreement No. 39.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, as follows:

The Lessor shall at the Lessor's sole cost and expense provide architectural services to include the scope of work contained in the Anthony T. Chianese & Associates proposal, dated December 8, 2008, (see attached Exhibit 1 to this Supplemental Lease Agreement). The Lessor's architect shall prepare all drawings, specifications and plans for the Government's approval. The cost of these services shall not exceed \$41,546.00. This amount includes a \$1,000.00 fee for reimbursable services to the architect as defined in the proposal and \$3,686.00 for the Lessor's management fee. The final cost for the Lessor's architectural services (\$41,546.00) will be adjusted to reflect the actual cost of reimbursable services not to exceed \$1,000.00.

Continued on next page

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

LESSOR: Centre Market Building, LLC Newark Management, LLC Manager

BY: [Redacted] Gerald S. Kaufman, Manager

IN PRESENCE OF: [Redacted] 39 South LaSalle Street #1010, Chicago, IL 60603

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

[Redacted] Contracting Officer

PAGE 1

(Official Title)

Supplemental Lease Agreement No. 54
To Lease GS-02B-23182

Upon the completion and acceptance of the construction drawings by the Government and upon receipt of a proper invoice from the Lessor, the Government shall reimburse the Lessor in a one-time lump-sum payment not to exceed \$41,546.00 for such work. In no event shall payment be made pursuant to this provision until the Government has accepted the construction drawings as satisfactorily completed. If upon the Government's final review, the drawings are not completed in accordance with Exhibit 1 and to the satisfaction of the Government, the Lessor shall correct the drawings without any additional cost to the Government. In the event of any decrease in scope of work and design costs, the lump-sum cost will be reduced accordingly. The Lessor shall not be reimbursed for any services and work unless approved in advance in writing by the Government Contracting Officer.

The Lessor will submit an invoice on the letterhead of Centre Market Building, LLC and shall reference PD# PS0013485 on the invoice to the General Services Administration, Finance Division – 7BCP, 810 Taylor Street, Fort Worth, TX 76102-0181.

In accordance with Supplemental Agreement 39, the Lessor shall at its sole cost and expense provide all labor, materials and permits and perform the repairs and replacement of equipment as referenced in the attached estimates, CO 40, ██████-Chiller #2 Condenser Fan Motor, \$713.06 ; CO 42 VAV #011015 replacement, \$4,000.77; CO 43 Chiller No. 11, Condenser Fan Motor replacement, \$233.63. Upon the completion of the repairs and the Government's acceptance of the repairs, the Lessor shall submit an invoice in the amount of \$4,947.46 on Centre Market Building, LLC letterhead, citing PD# PS0013867 on the invoice to the General Services Administration, Finance Division – 7BCP, 810 Taylor Street, Fort Worth, TX 76102-0181.

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




