

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 6/8/10
	TO LEASE NO. LNJ23681	

ADDRESS OF PREMISES: 555 U.S. Highway 1 South, 1st Floor, Iselin, New Jersey 08830

THIS AGREEMENT, made and entered into this date by and between **555 Venture, LLC, c/o Bergman Real Estate Group**, whose address is:

555 U.S. Highway 1 South
Iselin, New Jersey 08830

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

WHEREAS, the parties agree that the Government shall pay the Lessor a new annual rent of \$89,416.95 at the rate of \$7,451.41 per month in arrears for the firm term of the Lease, as set forth below.

WHEREAS, the parties agree that term of this Lease shall commence effective April 20, 2010 and continue through April 19, 2020, subject to termination rights set forth below.

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

SEE ATTACHED

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

LESSOR: 555 Venture, LLC, c/o Bergman Real Estate Group

[Redacted Signature]

Member
(Title)

IN PRESENCE OF
[Redacted Name]

555 Rt 1 South, Iselin, NJ 08830
(Address)


UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

B [Redacted Signature]

Contracting Officer
(Official Title)

SUPPLEMENTAL LEASE AGREEMENT NO. 1
LNJ23681

1. The new TI cost of \$28,626.34 will be amortized over a period of five (5) years at an annual interest rate of 6%. The new annual TI rental is \$6,641.13 therefore the new annual rental shall be \$89,416.95. Rental for the remaining term of the Lease shall remain as set forth in the Lease.
2. The Government shall pay the Lessor an annual rent of \$89,416.95 during the firm term of the Lease commencing on April 20, 2010, and continuing through April 19, 2020 with termination rights in whole or part after five (5) years giving at least ninety (90) days written notice.
3. Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

Lessor 
Government 