

**GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT NO. 2  
DATE 10-12-11  
TO LEASE NO. GS-02B-23784

ADDRESS OF PREMISES One Garret Mountain Plaza  
Woodland Park, NJ

**THIS AGREEMENT**, made and entered into this date by and between **G.O.P. 1 - L.L.C.**,

whose address is **c/o Mountain Development Corp.  
100 Delawanna Avenue, Suite 100  
Clifton, NJ 07014-1069**

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 confirm the Lessor's tenant improvement costs for A/E services for the Government's 4<sup>th</sup> floor expansion space and to modify the Commission and Commission Credit.

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

SEE ATTACHED.

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

LESSOR: G.O.P. 1 - L.L.C.  
[Redacted Signature]  
[Redacted Name]  
[Redacted Address]

DIRECTOR OF OPERATIONS  
(Title)  
3 GARRET MOUNTAIN PLAZA  
WOODLAND PARK NJ 07424  
(Address)

UN  
BY [Redacted Signature]

SERVICES ADMINISTRATION  
Contracting Officer  
(Official Title)

1. The Lessor and Government hereby agree that the total tenant improvement allowance expended by the Lessor for architectural and engineering fees associated with the Government's fourth floor expansion space is \$32,978.82. This sum shall be paid by the Government via a onetime lump sum payment through the rental.
2. Paragraph 14 of the Rider to Lease No. GS-02B-23784 shall be deleted in its entirety and replaced as follows:

"14. COMMISSION AND COMMISSION CREDIT: The Lessor and the Broker have agreed to a cooperating lease commission of 5% of the firm term value of the lease. The total amount of the commission is \$[REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forgo 4% of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is \$[REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SPO attached to and forming a part of this lease. The total amount due the Broker is \$[REDACTED]."

The shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment of \$43,069.23 minus prorated Commission Credit of \$[REDACTED] equals \$[REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment \$43,069.23 minus prorated Commission Credit of \$[REDACTED] equals \$[REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment \$43,069.23 minus prorated Commission Credit of \$[REDACTED] equals \$[REDACTED] adjusted Third Month's Rent."

Initials: MM & AC  
Lessor Govt.