

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. TWO (2)

TO LEASE NO. **GS-02B-23894**

ADDRESS OF PREMISES: **4 Paragon Way, Suite No. 2, Freehold, NJ 07728-7895 (the "Building")**

THIS AGREEMENT, made and entered into this date by and between **4 PARAGON WAY, LLC**, whose address is **c/o 343 THORNALL STREET, 8<sup>th</sup> FLOOR, EDISON, NJ 08837-2206**,

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

**WHEREAS**, the parties hereto agree that the Government shall pay the Lessor annual rent payable monthly in arrears a full service rate equal to \$463,134.21 for Years 1-5, with months 1-4 of Year 1 free, and a full service rate equal to \$471,682.71 for Years 6-10.

**WHEREAS**, the parties hereto agree that the Commission Credit to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture the Commission Credit is equal to [REDACTED]. The reduction in shell rent shall commence with the fifth month of Year 1 through the seventh month of Year 1. The monthly rental payment during months 5 through 7 is equal to [REDACTED].

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective January 23, 2013, as follows:

(SEE ATTACHED PAGE)

All other terms and conditions of the Lease shall remain in force and effect [REDACTED]

IN WITNESS WHEREOF, the parties subscribed their names as of the [REDACTED]  
FOR THE LESSOR [REDACTED] FOR THE GOVERNMENT [REDACTED]

Signature: [Signature]  
Name: [Name]  
Title: Senior  
Entity Name: 4 Paragon Realty LLC  
Date: \_\_\_\_\_

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
GSA, Public Buildings Service  
Date: February 13, 2013

WITNESSED FOR THE LESSOR BY:

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



LEASE AMENDMENT NUMBER ONE (1)  
LEASE GS-02B-23894

1. Section 1.03(A) of the Lease is hereby omitted and replaced with the following:

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

	YEARS 1—5		YEARS 6—10	
	ANNUAL RENT	ANNUAL RATE / RSF	ANNUAL RENT	ANNUAL RATE / RSF
Shell Rental Rate	\$318,665.39	\$16.17	\$361,334.68	\$18.34
Tenant Improvements Rental Rate*	\$34,120.79	\$1.73	-	-
Operating Costs	\$110,348.03	\$5.60	\$110,348.03	\$5.60
Building Specific Security Costs	-	-	-	-
<b>FULL SERVICE RATE</b>	<b>\$463,134.21</b>	<b>\$23.51</b>	<b>\$471,682.71</b>	<b>\$23.94</b>
<b>FREE RENT (MONTHS 1-4 OF YEAR 1)</b>	<b>(\$154,378.07)</b>	<b>\$0.00</b>	-	-

\*The Tenant Improvement Allowance of \$143,597.32 is amortized at a rate of 7.00 percent per annum over 5 years.

2. Section 1.04 of the Lease is hereby omitted and replaced with the following:

Jones Lang LaSalle Americas, Inc. ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to Jones Lang LaSalle Americas, Inc. with the remaining [REDACTED] which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest period practicable.

Notwithstanding the "Rent and Other Considerations" paragraph of this Lease, 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:

Month 5 Rental Payment \$38,594.5175 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 5<sup>th</sup> Month's Rent.

Month 6 Rental Payment \$38,594.5175 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 6<sup>th</sup> Month's Rent.

Month 7 Rental Payment \$38,594.5175 minus prorated Commission Credit [REDACTED] equals [REDACTED] adjusted 7<sup>th</sup> Month's Rent.