



Supplemental Lease Agreement
Number 001

Lease Number: GS-02B-23937 Date: 10/2/12

ADDRESS OF PREMISES 2 Executive Dr.
Fort Lee, NJ 07024-3303

THIS AGREEMENT, made and entered into this date by and between: Fort Lee EP LLC

whose address is: c/o The Chetrit Group
404 5th Ave., 4th Floor
New York, NY 10018-7566

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended to clarify the Tenant Improvement Fee Schedule, effective upon execution, as follows:

Paragraph 11 is hereby deleted in its entirety and the following substituted therefore.

"11. The annual rental amount for years 1 through 5 is \$1,118,847.60 per annum (\$93,2373.30 per month; \$31.19/rsf; \$35.44/usf) subject to annual operating cost escalations as specified in Paragraph 4.3 of this Lease. This annual rent includes the maximum Tenant Improvement Allowance (TIA) of \$1,626,331.84 (\$51.52/usf x 31,567 usf) amortized over years 1-5 (months 1-60) at a rate of 7.5% for a Tenant Improvement rental of \$391,060.25 per annum (\$10.90/rsf; 12.39/usf). The shell portion of the annual rental amount for years 1 through 5 is \$589,687.30 per annum (\$16.44/rsf; \$18.68/usf).

The annual rental amount for years 6 through 10 is \$880,298.88 per annum (\$73,358.24 per month; \$24.54/rsf; \$27.89/usf) subject to annual operating cost adjustments as specified in Paragraph 4.3 of this Lease. The shell portion of the annual rental amount for years 6 through 10 is \$742,198.83 (\$20.69/rsf; \$23.51/usf) per annum.

The Tenant Improvement Fee Schedule is as follows:

- a) The General Conditions will be 8% of the total subcontractor's costs.
- b) The General Contractors fee will be 6% of the total subcontractor's costs.
- c) Architectural and Engineering fees will be \$3.41/usf.
- d) Should the Government request change orders during construction the previous parts a and b will apply. Architectural and Engineering fees, if required to complete a Government requested change order and deemed to be fair and reasonable to the Government, shall be set at 7% of the total subcontractor's costs for the Government requested change order."

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

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

Lessor: [Redacted]

By: [Redacted] (Title)

Notary Public, State of New York
No. 01HU5042516
Qualified in Queens County
Commission Expires April 24, 2015

In Presence of: [Redacted] (Address)

United States Administration, Public Buildings Service.

Eric Johnson
Contracting Officer