

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-02B-23963
ADDRESS OF PREMISES 110 Fieldcrest Avenue Edison, NJ 08337	PDN Number: PS0026247

THIS AMENDMENT is made and entered into between Raritan Plaza Associates I LP, a Delaware Limited Partnership. whose address is: 110 Fieldcrest Avenue Edison, NJ 08337-3626.

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 (1) establish the commencement date and lease term, (2) modify the final tenant improvement costs to include certain additional alterations, (3) establish the annual rent, and (4) identify the outstanding punch list items.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective July 16, 2013 as follows:

This Lease Amendment contains {4} pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties have hereunto set their names as of the below date.

FOR THE LESSOR:

 Signature: [Redacted]
 Name: [Redacted]
 Title: [Redacted]
 Entity Name: [Redacted] L.P.
 Date: 08-02-2013

FOR THE GOVERNMENT:



 Signature: [Redacted]
 Name: KARLA BASTIEN
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 8/13/2013

WITNESSED FOR THE LESSOR BY:

 Signature: [Redacted]
 Name: Jepson
 Title: _____
 Date: _____

LEASE AMENDMENT NO. 02
To Lease # GS-02B-23963

1. The term of the Lease, together with the rental payments, shall commence on July 16, 2013 and shall continue through July 15, 2023 subject to termination rights as set forth in the Lease.
2. The Lessor and the Government mutually agree that as of the date hereof, the actual cost of the total tenant improvements are \$299,350.34 plus \$2,010.00 for Change Order items #01 to #03 attached hereto as Exhibit "A". This cost includes all tenant improvement costs to build the leased premises, including, but not limited to, all architectural and engineering fees, as well as filing, permit and expediter fees, labor, materials, overhead and profit., The Lease factored in a total TI allowance is \$168,374.55 over five (5) years at the rate of 0% for a total tenant improvement rental of \$33,674.91 per annum or \$8.09 per rentable square foot. The final notice to proceed reflects a TI cost of \$132,985.79 above the total TI allowance. The TI cost that exceeds the TI allowance provided for in the Lease will be reimbursed to the Lessor in a lump sum payment upon completion of the Project and submittal of appropriate invoice. **The invoice should be mailed to U.S. General Services Administration, Finance Division – 7BCP, 819 Taylor Street, Fort Worth, Texas 76102-0181 reflecting the following number – PDN #PS0026247.**
3. In accordance with paragraph 12 of the Rider to the Lease the annual rent shall be for years 1 through 5, a total of \$137,633.31 per annum (\$33.08 per rentable square foot) at a rate of \$11,469.44 per month in arrears effective July 16, 2013. For years 6 through 10, the annual rent shall be a total of \$120,640.00 per annum (\$29.00 per rentable square foot) at a rate of \$10,053.33 per month in arrears as adjusted by operating cost escalations.
4. The Lessor shall proceed with due diligence to complete the Punch List Items noted in Exhibit "B" attached hereto. All items shall be completed by August 15, 2013. In the event the deficiencies are not corrected by the dates discussed above, the Government may proceed in accordance with the Failure in Performance clause, located in the General Clauses Section (GSA Form 3517B) of the Lease.
5. The Lessor shall be required to maintain and repair all items furnished and installed as part of this Lease Amendment in accordance with the provisions of the Lease and in the same manner as all other tenant improvements provided by the Lessor under the Lease.
6. 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.

INITIALS:  & 
LESSOR & GOVT