

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 01
	TO LEASE NO. GS-02B-23998 Building Number: NJ4541ZZ
ADDRESS OF PREMISES: 100 Dey Place Edison, NJ 08817	PDN Number: N/A

THIS AMENDMENT is made and entered into between Wick Plaza 1, LLC

whose address is: **100 Woodbridge Center Drive, Suite 301, PO Box 29, Woodbridge, NJ 07095**

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

WHEREAS, the parties hereto desire to amend the above Lease, (1) to establish the commencement date of the Lease, (2) the parties hereto desire to amend the above Lease to modify the Premises description in section 1.01 of the lease and Exhibit A, and (3) to establish the annual rental rate.

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 as follows:

SEE ATTACHED

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 subscribed their names as of the

FOR THE L

Signature: _____
Name: ROBERT S. MADALA S
Title: Managing Member
Entity Name: Wick Plaza 1, LLC
Date: August 19, 2013

FOR THE G

Signature: _____
Name: CHARLES VITALL
Title: Lease Contracting Officer
US GSA, Public Buildings Service
Date: 9/5/2013

WITNES

Signature: _____
Name: _____
Title: _____
Date: 8-19-2013

1. The term of the Lease, together with the rental payments, shall commence on **July 5, 2013 and shall continue through July 4, 2023**, subject to termination rights as set forth in the lease.
2. The second paragraph of section 1.01 of this Lease is hereby deleted in its entirety and replaced as follows:

The Premises are described as follows:

Office and Related Space: 4,520 rentable square feet (RSF), yielding 3,930 ANSI/BOMA Office Area (ABOA) square feet of office located on the 1st floor and known as Suite 102, of the Building, and 837 RSF, yielding 728 ABOA of storage space in the basement level of the Building for a total of 5,357 RSF yielding 4,658 ABOA of space based upon a Common Area Factor of 1.1500644%, as depicted on the floor plan(s) attached hereto as Exhibit A.

3. The Lessor and the Government mutually agree that for **years 1-10** the Government shall pay the Lessor an annual rent of **\$133,925** (\$25 per rentable square foot (RSF) or \$28.75 per ANSI/BOMA office area square foot (BOASF) at the rate of \$11,160.42 per month in arrears; subject to operating cost escalation adjustments. The annual rental rate has been calculated by adding the following (shell rent of \$89,103/year plus operating rent of \$44,822/year).
4. 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