GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 01
LEASE AMENDMENT	TO LEASE NO. GS-02B-24007 Building Number: NJ4494ZZ
ADDRESS OF PREMISES: 1030 St. Georges Avenue Avenel, NJ 07001-1327	PDN Number: N/A

THIS AMENDMENT is made and entered into between Plaza 35, LLC

whose address is:

1030 St. Georges Avenue, Avenel, NJ 07001-1327

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) to update the final tenant improvement costs, (3) to establish the annual rental rate and (4) to establish the final Broker Commission and Commission Credit of the Lease.

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 2 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 below date.

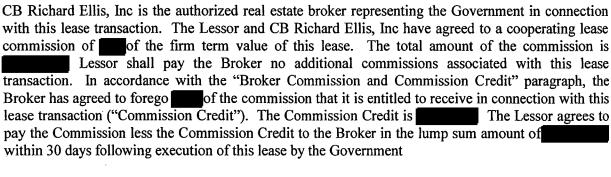
FOR TH	FOR THE GOVERNMENT:
Signature	Signature
Name: wig-sin r gnor	Name: Kazı Kızvı
Title:	Title: Lease Contracting Officer
Entity Name: Plaza 35, LLC	US GSA, Public Buildings Service Date: 4. 18-2013
Date: 4/8/13	Date: 4.18-2013

WITNES	VED EOD THE I ESSOD DV.
Signature:	
Name:	
Title:	L.O.O.
Date:	4/9/13

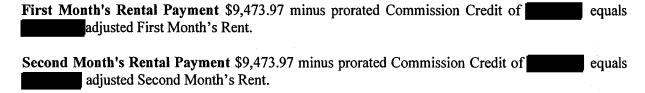
- 1. The term of the Lease, together with the rental payments, shall commence on <u>April 1, 2013 and shall continue through March 31, 2023</u>, subject to termination rights as set forth in the lease.
- 2. The Lessor and the Government mutually agree that as of the date hereof, the leased space has been accepted in its existing condition and no alterations were done to the space therefore tenant improvements funds was not used. In accordance with paragraph 14 of the Rider to this Lease, the tenant improvement cost associated with this Lease is \$0.00 per annum.

The Lessor and the Government mutually agree that for <u>years 1-10</u> the Government shall pay the Lessor an annual rent of <u>\$113,687.67</u> (\$22.88 per rentable square foot (RSF) or \$26.32 per ANSI/BOMA office area square foot (BOASF) at the rate of \$9,473.97 per month in arrears; subject to operating cost escalation adjustments. The annual rental rate has been calculated by adding the following (shell rent of \$95,517.67/year plus operating rent of \$18,170/year).

3. Paragraph 32 of the Rider to this Lease is hereby deleted in its entirety and replaced as follows:



The shell rental portion of the annual rental payments due and owing under Paragraph 14 of this Rider 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 throughout the second month of the lease term as indicated in the following schedule of adjusted Monthly Rent:



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: KR GOVT