

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-02P-24010
ADDRESS OF PREMISES 7 GLENWOOD AVE EAST ORANGE, NJ 07017-1055	PDN Number: PS0029118

THIS AMENDMENT is made and entered into between
 7 GLENWOOD ASSOCIATES, LLC
 whose address is: 620 FOSTER AVENUE, SUITE 301
 BROOKLYN, NY, 11230-1399

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) establish the commencement date and lease term, (2) establish termination rights, (3) establish the final tenant improvement costs.

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:

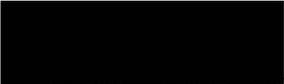
See Attached

Lease Amendment # 2
GS-02B-24010
7 Glenwood Ave, East Orange, NJ

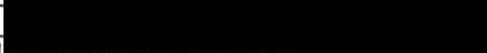
This Lease Amendment contains 11 pages.

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 THE LESSOR:

Signature: 
 Name: Mark Carter
 Title: President
 Entity Name: 7 Glenwood Ave
 Date: 9/29/14

FOR THE GOVERNMENT:

Signature: 
 Name: 
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 9/30/14

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: [Redacted]
 Title: [Redacted]
 Date: 9/29/14

1. The term of the Lease shall commence on September 18, 2014 and continue through September 17, 2024, subject to termination rights as set forth below.
2. The Government may terminate this Lease (in whole or in part) at any time on or after September 18, 2019 upon 90 days written notice to the Lessor. No rental shall accrue after the effective date of the termination. Said notice shall be computed commencing with the day after the date of mailing.
3. The Lessor and the Government hereby agree that the final cost of the tenant improvements is [REDACTED] which includes the total approved construction cost of \$730,737.46 and one (1) approved change order in the amount of [REDACTED]. Of this amount, \$510,989.72 has been amortized into the rental rate over the firm term of the lease at an interest rate of 5%. The remaining balance of [REDACTED] shall be paid to the Lessor in a one-time, lump-sum payment upon the Lessor's submission of a proper invoice to the Government.

Construction Amount	\$670,772.65
Taxes	\$25,034.81
Architectural and Engineering Fees	\$22,570.00
Lessor Soft Costs including Permits	\$12,360.00
Change Order (Norcom Headsets)	[REDACTED]
<hr/>	
Total	[REDACTED]

All invoices sent by the Lessor must be submitted as follows in order to process the one-time lump sum payment:

- Invoice Number: Include a unique invoice number on each invoice submitted for payment.
- Remit to name and address: Please include your address on the invoice.
- Cite PS number on Invoices: PS number: PS0029118
- Invoicing Instructions: Please submit invoices electronically on the Finance Website at www.finance.gsa.gov

If you are unable to process the invoices electronically, you may mail the invoices to the following address:

U.S. GSA Greater Southwest Finance Center (7BCP),
819 Taylor Street,
Fort Worth, Texas, 76102-0181

A copy of the invoice should also be mailed to the Lease Contracting Officer at:

General Services Administration
Attn: Stephen Janssen
Real Estate Acquisition Division, 2PRN,
26 Federal Plaza, 16-100
New York, NY, 10278

4. The Lessor shall proceed with due diligence to complete the deficiencies noted on the attached punch list annexed hereto and labeled Exhibit "A" by October 2, 2014. Further, the Lessor agrees that noise levels in

INITIALS: MC & [Signature]
LESSOR & GOVT

the space coming from mechanical equipment in the basement will be addressed to comply with section 3.48-B of the Lease. The Lessor must provide test reports at no additional cost to the Government by a qualified acoustical consultant, as determined by the contracting officer, showing that acoustical lease requirements have been met. In the event that all deficiencies, including the noise levels from mechanical equipment, are not corrected by October 2, 2014, the Government may proceed in accordance with paragraph 10, 552.270-17 DELIVERY AND CONDITION, and/or paragraph 11, 552.270-18 DEFAULT IN DELIVERY---TIME EXTENSIONS, located in the General Clauses Section (GSA Form 3517b) of the Lease.

5. Except as modified in the 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 Lease Agreements, the terms and conditions of this Agreement shall control and govern.

INITIALS: ML & 8x
LESSOR GOVT