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|---|-------------------------------------|
| <b>GENERAL SERVICES ADMINISTRATION<br/>PUBLIC BUILDINGS SERVICE<br/>LEASE AMENDMENT</b> | LEASE AMENDMENT No. 01              |
|   | TO LEASE NO. <b>GS-02P-LNJ24040</b> |
| ADDRESS OF PREMISES:<br>2 Gateway Center<br>283-299 Market Street<br>Newark, NJ 07102   | PDN Number: PS0030502               |

**THIS AGREEMENT**, made and entered into this date by and between 2 Gateway Center Partners LLC & Gateway Center Associates LLC, as tenants in common

whose address is: 675 Third Avenue, Suite 2400  
New York, New York 10017

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

**WHEREAS**, the parties hereto desire to amend the above Lease and provide lump sum payment for TI overage and Change Orders.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

**SEE ATTACHED**

This Lease Amendment contains 10 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: [Redacted] *COO 2 Gateway Center Partners*  
Name: [Redacted]  
Title: MANAGING Director  
Entity Name: \_\_\_\_\_  
Date: 11/20/14

**FOR THE GOVERNMENT:**

Signature: [Redacted]  
Name: Rebecca Kaplan  
Title: Lease Contracting Officer  
US GSA, Public Buildings  
Date: 11/25/2014

**WITNESSED FOR THE LESSOR BY:**

Signature: [Redacted]  
Name: [Redacted]  
Title: Property Admin  
Date: 11-20-14

1. Paragraph A of Section 1.03 of the Lease is hereby altered, the Government shall pay the Lessor annual rent as follows:

Years 1-5: The Government shall pay the lessor an annual rent of \$394,306.41 {(\$38.44 per Rentable Square Foot (RSF) and \$46.66 per Usable Square Foot (USF)}, at the rate of \$32,858.87 per month in arrears; subject to annual operating cost escalations as specified in Section 2.09 of this lease.

This annual rent includes maximum Tenant Improvement Allowance (TIA) of \$395,093.22 (\$46.74/USF x 8,453 USF) amortized over 60 months at a rate of 6% for a total Tenant Improvement (TI) rental of \$91,659.11 per annum (\$8.94/RSF; \$10.84/USF) and Building Specific Amortized Capital (BSAC) of \$14,098.22 amortized over 60 months at a rate of 6% for a total BSAC rental of \$3,270.70 per annum (\$0.32/RSF; \$0.39/USF). The shell portion of the annual rent amount is \$215,006.60.

Years 6-10: The Government shall pay the lessor an annual rent of \$348,772 {(\$34.00/RSF; \$41.26/USF)}, at the rate of \$29,064.33 per month in arrears;

2. The Government approves Change Orders 1 and 2 in an amount of \$10,888.95. Upon completion, inspection, and approval of the work, the Government will pay a one-time lump sum payment in the amount not to exceed \$10,888.95. The approved change orders are hereby made a part of the lease contract and shown below.

| Change Order # | Description      | Cost        |
|----------------|------------------|-------------|
| 1              | Added Electrical |             |
| 2              | System           |             |
| TOTAL COST     |                  | \$10,888.95 |

As per the Notice to Proceed dated in an email sent to the lessor on September 16, 2014, the total cost of the TI is \$739,626.45 excluding change orders. With the above change orders, the total and final TI budget is now \$750,515.40. Upon completion, inspection and acceptance of all work, the remaining TI balance of \$355,422.18 shall be paid via a one-time lump sum payment.

Invoice for payment shall be submitted to:  
 General Services Administration  
 FTS and PBS Payment Division (7BCP)  
 819 Taylor Street, PO Box 17181  
 Fort Worth, TX 76102-0181

or electronically to the GSA Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). The invoice must be on Lessor letterhead and include the invoice number, this lease number, and the following Pegasys Document Number: PDN# PS0030502.

INITIALS: ✓ & RK  
 LESSOR & GOVT

