

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-02P-LNJ24156
ADDRESS OF PREMISES 50 Airport Road Morristown, NJ 07960-4654	

THIS AMENDMENT is made and entered into between
MMUFTC, LLC

whose address is: 50 Airport Road
Suite 180
Morristown, NJ 07960

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 establish the commencement date of the lease, and to set the Real Estate Tax base.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Lessor and the Government as follows:

- Effective 7/23/2014, the Lessor hereby leases to the Government the following space located at 50 Airport Road, Morristown, NJ 07960 for a term of 10 years: 9769 rentable square feet (RSF) consisting of 8495 ANSI/BOMA office space on the partial 1st floor and the entire second floor; and 7981 rentable square feet (RSF)/ 6940 ANSI/BOMA hangar space comprised of 3725 rentable square feet (RSF)/3239 ANSI/BOMA hangar space in hangar E-5, and 4256 rentable square feet (RSF)/3701 ANSI/BOMA hangar space in hangar E-6. The total square footage leased to the Government inclusive of both the hangar and office space is 17,750 rentable square feet (RSF)/15,435 usable square feet (USF).
- The Real Estate Tax Base, as defined in the Real Estate Tax Adjustment paragraph of the Lease is \$32,241.00. Tax adjustments shall not occur until the tax year following lease commencement has passed.

This Lease Amendment contains 1 pages.

All other terms and conditions of the lease shall remain in force and effect. In the event that any terms and conditions of the Lease Amendment conflict with any terms and conditions of the Lease or any previous Lease Amendments, the terms and conditions of this Lease Amendment shall govern and control.

IN WITNESS WHEREOF, the parties have signed these as of the below date.

FOR THE LESSOR:

Signature: 
Name: 
Title: 
Entity Name: MMUFTC, LLC
Date: 7-15-2014

FOR THE GOVERNMENT:

Signature: 
Name: J. G. [Redacted]
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 7/17/14

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: 
Title: 
Date: 7/15/14