

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT
NO. 20

DATE
11/17/00

TO LEASE NO. GS-02B-22464

ADDRESS OF PREMISES:

99 Tenth Avenue, New York, New York 10014

THIS AGREEMENT, made and entered into this date by and between Able Empire Group, L.P.

whose address is 100 Peabody Place, Memphis, TN 38103

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

WITNESSTH, That:

WHEREAS, the parties hereto desire to amend the above Lease

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

See the attached page

All other terms and conditions of the Lease shall remain in force and in effect.

IN _____ subscribed their names as of the above date.

LE

BY _____

(Signature)

(Title)

IN PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

BY _____

(Signature)

Contracting Officer

(Official Title)

Supplemental Lease Agreement No. 20 to Lease GS-02B-22464

1) The Government will replace the existing T-12 standard bulbs and ballasts with high efficiency T-8 bulbs, ballasts and reflectors throughout the 5th through 8th floors, ^{my} office lights in the garage and the wallpacks mounted on the exterior of the building of the leased premises. The replacement is non-structural and will not affect the utility services or electrical lines, in or to the demised premises. Thereafter, the Lessor shall replace any bulbs and ballasts as set forth in the lease.

2) The Government's contractor through Con Edison shall bear the sole responsibility for furnishing and paying for all labor, materials, equipment, and other supplies used in conjunction with the initial replacement. The Government's contractor shall be responsible to ensure that the replacement bulbs and ballasts meet the interior lighting level stipulated in Paragraph 72 of the Lease. However, the Lessor shall continue to ~~maintain~~ ^{REPLACE} the light fixtures/COMPONENTS throughout the term of the lease as set in the Lease, BUT LESSOR SHALL HAVE NO RESPONSIBILITY TO MAINTAIN THE INTERIOR LIGHTING LEVEL of the areas ^{my} STIPULATED IN PARAGRAPH 72 OF THE LEASE. @ ^{covered in this Agreement}

