GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 14

DATE 1 4 1994

TO LEASE NO. GS-02B-22680

ADDRESS OF PREMISES: 110 West 44th Street

New York, New York

THIS AGREEMENT, made and entered into this date by and between

1133 Buildings Corp.

whose address is

1133 Avenue of the Americas-32nd Floor

New York, NY 10036-6710

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

WHEREAS, the parties hereto desire to amend and supplement the above Lease, to revise the net usable area actually delivered on the 2nd-5th and 7th-10th floors, adjust the resulting annual rental rate, and to provide for certain alterations at a one-time total cost to the Government of \$49,578.00.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 12, 1994, as follows:

Paragraphs 1 and 3 are deleted, the following Paragraphs 1 and 3 are substituted in lieu thereof, and Paragraph 31 is added hereto:

"1. The Lessor hereby leases to the Government the following described premises:

Approximately one hundred ninety-three thousand five hundred seventy (193,570) net usable square feet of office, storage, and special purpose space comprised of the entire second through eleventh floors of the building known and designated as 1133 Avenue of the Americas, a/k/a 110 W. 44th Street, New York, New York 10036, as shown on the floor plans labled Exhibits "A", "B", "C", "D", and "E" annexed to and made a part of Supplemental Lease Agreement No. 8, plus two (2) designated parking spaces on the street level of the building's garage of sufficient size to park two (2) Government vans; to be used for office space, storage, parking, data processing, employee health unit and other related purposes of the Government."

CONTINUED ON ATTACHED SHEET(S)

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

LESSOR: 1 V. P. (Title) 133 AVE OF THE ATTERIORS N. Y. C. (Address) ERVICES ADMINISTRATION Contracting Officer (Official Title)	IN WITNESS WHEREOF, the parties subscribed	there names as of the above date.
(Signature) [133 WE OF THE AMERICAS N.Y. C. (Address) ERVICES ADMINISTRATION Contracting Officer	LESSOR: 1	V.P.
ERVICES ADMINISTRATION Contracting Officer		(Title)
ERVICES ADMINISTRATION Contracting Officer		1133 AVE OF THE AMERICAS N.Y.C.
Contracting Officer	. (Signature)	(Address)
	-1	ERVICES ADMINISTRATION
(Official Title)	. 1	Contracting Officer
		(Official Title)

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"3. The Government shall pay the Less $oldsymbol{
ho}$ r annual rent as follows:

a. Upon acceptance of the 163,852 net usable square feet of office and related space and 2 van parking spaces as substantially complete as provided in the basic lease document, annual rent of \$8,306,934.92 at the rate of \$692,411 24 per month in arrears. Rent for a lesser period shall be provated.

b. Upon acceptance of the 16,516 net usable square feet of sixth floor office space as substantially complete, additional annual rent of \$786,326.76 at the rate of \$65,527.23 per month in arrears. The total annual rent shall henceforth be \$2,095,261.68 at the rate of \$757,938.47 per month in arrears. Rent for a lesser period shall be prorated.

c. Upon acceptance of the 13,202 net usable square feet of eleventh floor office space as substantially complete, additional annual rent of \$628,547.22 at the rate of \$52,378.93 per month in arrears. The total annual rent shall henceforth be \$2,723,888.90 at the rate of \$810,317.41 per month in arrears. Rent for a lesser period shall be prorated.

d. Rent checks shall be made payable to: Van Dorn Realty Corporation, as Agent 1133 Avenue of the Americas-32nd Floor New York, NY 10036-6710

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- "31. a. The Lessor shall furnish and install a Mailroom and a Private Office in the south east portion of the Fifth Floor as shown on the annexed floor plan labeled Exhibit "14-B" and including the changes as set forth on the annexed "Minutes for August 5, 1994 Meeting; re: 5th Floor Revisions" labeled Exhibit "14-A."
 - b. The total cost to the Government for this work is \$49,578.00.
 - c. The Lessor agrees to complete this work by September 22, 1994.
 - d. The foregoing work is being performed pursuant to the Changes Clause at Paragraph 17 of the General Clauses of this lease.
 - e. The parties agree that no time extension is required by 5717. reason of the work performed under this change.

INITIALS USSOR COMERNMENT