

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 3/23/11
	TO LEASE NO. GS-02B-23549	

ADDRESS OF PREMISES: 441 South Salina Street, Syracuse, NY 13202

THIS AGREEMENT, made and entered into this date by and between Onondaga Galleries Limited Liability Company whose address is 39 State Street, Suite 300, Rochester, NY 14614

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

WHEREAS, the parties hereto desire to supplement the above Lease to incorporate the final construction plans into the Lease, to amend the total Tenant Improvement allowance and to provide Lessor a Notice to Proceed with the work.

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

See Attached

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

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

[Redacted Signature]

Member

(Title)

3/23/11

[Redacted Address]

400 Andrews St. 500, Rochester NY 14604

(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

BY

[Redacted Signature]

(Signature)

Contracting Officer

(Official Title)

1. The plans annexed here as Exhibits "A" through "O" shall be part of this agreement and are incorporated by reference. They are hereinafter referred to as "Final Construction Plans" and comprise the following:

Exhibit "A"	T001, Cover Sheet - Dated 7/30/2010
Exhibit "B"	A1 Standard Symbols and Specifications - Dated 7/30/2010
Exhibit "C"	A2 Fifth Floor Code Review Drawing - Dated 7/30/2010
Exhibit "D"	A3 Fifth Floor Demolition Plan - Dated 7/30/2010
Exhibit "E"	A4 Fifth Floor New Work Plan - Dated 7/30/2010
Exhibit "F"	A5 Fifth Floor Reflected Ceiling Plan - Dated 7/30/2010
Exhibit "G"	A6 Room Finish Plan and Notes - Dated 7/30/2010
Exhibit "H"	A7 Door Schedule and Details - Dated 7/30/2010
Exhibit "I"	A8 Floor Finish Plan and Notes - Dated 7/30/2010
Exhibit "J"	ED-1 Removals Plan - Dated 8/3/2010
Exhibit "K"	E-0 Specifications, Symbol List and Schedules - Dated 8/3/2010
Exhibit "L"	E-1 Floor Plan Power - Dated 8/3/2010
Exhibit "M"	MD-1 Removals Plan - Dated 8/3/2010
Exhibit "N"	M-0 Specifications - Dated 8/3/2010
Exhibit "O"	M-1 Floor Plan - Dated 8/3/2010

2. The Lessor and the Government agree that, based upon the Final Construction Plans, the total cost of the Tenant Improvements is \$554,751.00. This cost includes all costs to build the leased premises, including, but not limited to, all architectural and engineering fees, as well as filing, permit and expediter fees, labor, materials, overhead and profit.
3. Upon execution by the Government, this Supplemental Lease Agreement shall be considered the Government's notice for the Lessor to proceed with the work to construct the space in accordance with the specifications set forth in the lease and the Final Construction Plans.
4. Except as modified in this 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, the terms and conditions of this Agreement shall control and govern.

LESSOR 

GOV'T 