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GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 2/23/2012
	TO LEASE NO. GS-02B-23594	

ADDRESS OF PREMISES: 113-08 Rockaway Beach Boulevard, Far Rockaway, Queens, New York 11694-0000

THIS AGREEMENT, made and entered into this date by and between **Bronx Properties LLC**

whose address is 241-02 Northern Blvd., Douglaston, Queens, New York 11362-1055

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

WHEREAS, the parties hereto desire to amend the Lease, to (1) establish the final tenant improvement cost amortized into the rent and, (2) provide for the commencement date and lease term.

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

1. The annual rental amount for years 1 through 10 is \$430,052.30 per annum (\$35,837.69 per month) (\$50.01rsf/\$55.13usf) subject to annual operating cost escalations as specified in Paragraph 3.4 of this Lease. This annual rent includes the tenant improvement allowance (TIA) of \$484,026.00 amortized over years 1 through 10 at a rate of 7.5% for a total tenant improvement rental of \$68,945.69 (\$8.02rsf/\$8.84usf) per annum. The shell rental portion of the annual rental amount for years 1 through 10 is \$309,406.61 per annum (\$25,783.88 per month) (\$35.98rsf/\$39.67usf).
2. The term of the Lease, together with the rental payments set forth above shall commence on November 15, 2011 and shall continue through November 14, 2021.
3. The nine (9) parking spaces described in paragraph 1 of this lease shall be located at 147 Beach 113 Street, Far Rockaway, Queens, New York.
4. The Lessor shall be required to maintain and repair all items furnished and installed as part of the annual rental set forth above in accordance with the provisions of the Lease.
5. 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 or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

IN WITNESS _____ of the above date.

LESSOR: Br

BY _____

LLC Manager
(Title)

IN PRESENCE OF _____

(Address)

UN

SERVICES ADMINISTRATION

BY _____

Contracting Officer

(Official Title)