

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT Number Three (3)
	TO LEASE NO. GS-02B-23594
ADDRESS OF PREMISES	PDN Number:

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

whose address is: 241-02 Northern Boulevard, Douglaston, NY 11362-1055

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

WHEREAS, the parties entered into that certain lease dated January 13, 2009 for 8,600 Rentable Square Feet and thirteen (13) surface parking spaces (the "Premises") at 113-08 Rockaway Beach Boulevard, Queens, NY 11694-9998 (the "Building") as amended by Supplemental Lease Agreement Number One (1), dated February 23, 2012, and Lease Amendment Number Two (2), dated November 20, 2012 (collectively, the "Lease");

WHEREAS, the pursuant to the Lease, the Government is responsible for providing electrical and gas utilities service to the Premises effective November 15, 2011 (the "Lease Commencement Date");

WHEREAS, the parties hereto acknowledge that Lessor provided and paid for all utilities expenses incurred through Government occupancy from the period beginning November 15, 2011 and ending November 30, 2012 as shown in Exhibit "A" of Lease Amendment Number Three;

WHEREAS, the Government assumed responsibility for providing gas and electric service to the meters at the Premises effective 12/1/2012;

WHEREAS, the Government wishes to reimburse Lessor for the cost of gas and electric utilities services paid for by Lessor from the Lease Commencement Date through November 30, 2012.

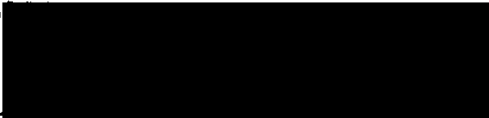
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective as follows:

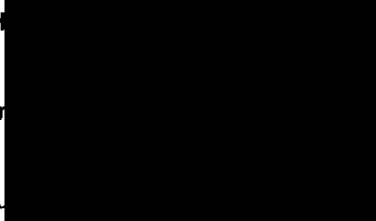
- A. The Government shall reimburse Lessor for gas and electric utilities for a term of one year and fifteen (15) days in a one-time lump sum payment in the amount of **\$22,226.45**.

This Lease Amendment contains {4} pages.


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

IN WITNESS WHEREOF, the parties subscribed their names as of the

FOR THE LESSOR 
 Signature: _____
 Name: Cristine Bragaglia
 Title: LLC Manager
 Entity Name: Bronx Properties LLC
 Date: 2-8-2013

FOR THE GOVERNMENT 
 Signature: _____
 Name: _____
 Title: _____
 GSA, P...
 Date: February 11, 2013

WITNESSED FOR THE LESSOR BY:


 Signature: _____
 Name: Maria Lino
 Title: Bookkeeper
 Date: 2-8-2013

- B. The Lessor and Government hereby agree that the lump sum amount above is representative of the actual costs for gas and electric service represented by Exhibit A plus all applicable interest penalties pursuant to Paragraph 28 of the General Clauses of the Lease calculated in a manner represented by Exhibit "B"

- C. The Lessor covenants and agrees that the Government has assumed its responsibility for supplying the gas and electric service to the meters at the Premises and no further claim shall be made against the Government with respect to Gas and Electric utilities expenses at the Premises effective December 1, 2012 through the end of the Lease term.

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INTENTIONALLY LEFT BLANK

INITIALS:  & 
LESSOR GOVT