

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-02B-23729
ADDRESS OF PREMISES 12 CORPORATE WOODS BOULEVARD, ALBANY, NY 1221	PDN Number:

THIS AMENDMENT is made and entered into between JMR Development Co., LLC

whose address is: c/o Picotte Companies, 20 Corporate Woods Boulevard, Albany, NY 12211-2396.

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective as follows:

- Paragraph 1.10 of the Lease is deleted in its entirety and replaced as follows:
1.10 Tenant Improvement fee schedule (June 2012) for pricing TI cost, the following rates shall apply for the initial build out of the space. Architect/Engineer Fees (FLAT FEE) \$109,421.00 Lessors Project Management Fee (% of the TI Construction Costs) is 15%.
- The attached [REDACTED] Security System Scope of Work (Attachment C to Section 12) and [REDACTED] (Exhibit 1 to Attachment C), are hereby added to the agency Specific requirements package in the Lease.

This Lease Amendment contains 25 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 below date.

FOR THE LESSOR:

Signature: [REDACTED]
Name: William B. Picotte
Title: Agent
Entity Name: JMR Development Co. LLC
Date: 11-19-13

FOR THE

Signature: [REDACTED]
Name: [REDACTED]
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 12/20/13

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: Melissa J. Miller
Title: Executive Vice President
Date: November 18, 2013