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GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2	
LEASE AMENDMENT	TO LEASE NO. LNY23818	
ADDRESS OF PREMISES: 321 Hazeltine Avenue Jamestown, New York 14701	PDN Number: PS0030521	

THIS AMENDMENT is made and entered into between: Randall Benderson1993 - 1 Trust Jeffrey S. Wereski

whose address is:

570 Delaware Avenue Buffalo, New York 14202

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

WHEREAS, the parties hereto desire to amend the above Lease, to, (a) establish the commencement of the Lease term and the rental payments; (b) pay the Lessor the overage in Tenant Improvements (TI), which includes change orders associated with the TI totaling \$29,316.24 as per Exhibit "A", attached hereto.

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

This Lease Amendment contains 2 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 L		FOR THE GO
Signature: Name: Title: Entity Name Wereski Date:	1-20-15	Signature: Name: D Title: Lease Contracting Officer GSA, Public Buildings Service, Date: 2/2/35//3
WITNESSED	FOR 1	
Signature: Name: Title: Date:	ackson, Counsel and Authorized Agent	

- 1. The term of the Lease, together with the rental payments, shall commence on September 29, 2014 and shall continue through September 28, 2024 subject to termination rights as set forth in the Lease.
- 2. The amount of Tenant Improvements (TI) for the build out of the Government space is \$436,855.24. As per Paragraph 13 of the Rider to Lease to GS-02B-23818, the Government shall pay a portion of the total TI Cost by amortizing \$388,603.66 over the first five (5) years of the term, monthly in arrears, at an interest rate of 5%. All of the remaining balance of \$48,251.58, which represents the overage in TI plus (+) \$29,316.24, which represents the total approved change orders as per Exhibit "A", attached hereto, for a total of \$77,567.82 shall be reimbursed to the Lessor within thirty (30) days, upon submittal and reasonable approval of a proper invoice. The Lessor may submit an invoice for the lump sum payment. The Lessor agrees that the invoice shall be printed on the same letterhead as the named on this Lease, shall include the Lease number, building address, and a price and quantity of the items delivered. The invoice shall reference the number PS0030521 and shall be sent electronically to the GSA Finance Website at https://www.finance.gsa.gov. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 800-676-3690.
- 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 lease amendments, the terms and conditions of this Agreement shall control and govern.

INITIALS

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