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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT NUMBER: 1 | DATE 6/13/12 |
| | TO LEASE NO. GS-02B-23847 | |

ADDRESS OF PREMISES

90-02 161 Street,
Jamaica, NY 11432-6108

THIS AGREEMENT, made and entered into this date by and between **Jamaica Center Holding Co., Inc.**,

whose address is: 90-04 161 Street, Jamaica, NY 11432-6103

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 proceed with all construction work shown on the Construction Drawings and attachments to this Supplemental Lease Agreement

WHEREAS, the parties hereto amend the above referenced lease to memorialize all tenant improvement costs for the U.S. Probation project

WHEREAS, the parties hereto amend the above reference lease to establish a one-time lump sum payment for those alterations that exceeded the tenant improvement allowance

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Lessor and the Government.

SEE ATTACHED

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

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

LESSOR

BY

[Redacted Signature]

Andrew M. Manshel
Executive Vice President

(Title)

IN THE PRESENCE OF (witnessed by:)

[Redacted Witness Name]

90-04 161 St Jamaica

(Address)

Contracting Officer

LESSOR GOVERNMENT SE

Supplemental Lease Agreement # 1
GS-02B-23847
90-04 161 Street,
Jamaica, NY 11432-6108

1. Pursuant to paragraph 3.8 of the SFO section to this Lease, the Lessor shall proceed with the construction work shown on the Construction Documents (dated 4/9/2012 and entitled "For Permit" for drawings T-100, D-100, E-101, E102, G-100, A-701, A-801; and dated 6/8/12 and entitled "For Permit" for drawings A-101, A-400, A-500, A-600, A-700, and A-800) along with the revisions described in Exhibit "A", entitled "Addendum # 1 to Construction Documents"; Exhibit "B", entitled "LAN Room A/C location"; Exhibit "C", entitled "Electrical Revisions"; Exhibit "D", entitled "Server Room Configuration"; Exhibit "E", entitled "Copy Area Layout"; and Exhibit "F" entitled "Security Station Millwork Changes".

The following list outlines all the negotiated and agreed upon costs for the design and construction of the 1st floor for this project, awarded to D& S Building Services Inc:

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| D&S Building Services Construction Amount | \$387,795.39 |
| Architectural and Engineering Fees | \$31,525 |
| Permits | \$7,000 |
| Total | \$426,495.39 |

The above defined costs include but are not limited to overhead and profit, any applicable sales tax, expediting and permitting fees, overtime work, and all pending design corrections specified in Exhibit "A" through "F" attached to this Supplemental Lease Agreement.

2. The Government shall pay to the Lessor, upon substantial completion of the space and receipt of a proper invoice, a one-time lump sum payment in the amount of \$162,728.65, which represents the costs that exceeded the tenant improvement allowance.

All invoices sent by the Lessor must be submitted as follows in order to process the one-time lump sum payment:

- Invoice Number: Include a unique invoice number on each invoice submitted for payment.
- Remit to name and address: Please include your address on the invoice.
- Cite PS number on invoices: PS number: PS0023702
- Invoicing Instructions: Please submit invoices electronically on the Finance Website at www.finance.gsa.gov with a duplicate invoice to the attention of the Contracting Officer, including supporting documentation.

If you are unable to process the invoices electronically, you may mail the invoices to the following address:

GSA, Greater Southwest Finance Center (7BCP)
PO Box 17181
Fort Worth, TX 76102

LESSOR SE GOVERNMENT SE