

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-02B-23898
ADDRESS OF PREMISES: 401-403 S. Salina Street Syracuse, NY 13202-2415	PDN Number: N/A

THIS AMENDMENT is made and entered into between DEYS MASTER TENANT, LLC

whose address is: 108 West Jefferson Street, Suite 503
Syracuse, New York 13202-2584

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 extend the term of the Lease and add a parking space to the 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 August 1, 2013 as follows:

1. The term of this Lease is hereby extended for a period of twelve (12) months beginning August 1, 2013 through July 31, 2014 at the same annual rental of \$113,046.34, (\$13.73 per RSF), fully serviced.
2. Effective September 1, 2013, the Government hereby leases one (1) additional on-site parking space for [REDACTED] for a total of four (4) parking spaces. The additional rental for one parking space will be \$60.00/month or \$720.00/annum. The new annual rent effective September 1, 2013 will be \$113,766.34.
3. The Government shall have the right to terminate this Lease any time after five (5) months, upon 60 days prior written notice to the Lessor.
4. For the purpose of operating cost escalations, the base year shall remain the same.
5. For the purpose of real estate tax escalations, the base year and percentage of occupancy shall remain the same.

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 LESSOR:

Signature: [REDACTED]
Name: Richard Skiba
Title: member
Entity Name: DEYS MASTER TENANT, LLC
Date: 8/21/13

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: MARY NOWOBILSKI
Title: Lease Contracting Officer
GSA: Public Buildings Service
Date: 8/30/2013

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: April Van Auker
Title: Assistant
Date: August 21, 2013

6. The leased space shall be accessible to persons with disabilities in accordance with the Architectural Barriers Accessibility Act Standard (ABAAS).
7. In the event that a new Lease is signed between the Government and this Lessor during the term of this lease extension, this Lease shall terminate as of the day preceding the commencement date of the said new Lease.



INITIALS:  & 
LESSOR GOVT