

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT**

SUPPLEMENTAL AGREEMENT
NO. 1

DATE

11/6/13

TO LEASE NO. GS-02B-23901

ADDRESS OF PREMISES: **Baron Building, 1 West Market Street, Corning, NY 14830**

THIS AGREEMENT, made and entered into this date by and between **Corning Property Management Corporation**.

Whose address is **One Riverfront Plaza, MP-HQ-01-E1H10A
Corning, NY 14830**

NOV 5 AM 10:45

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 establish the date of rent commencement and pay the Lessor the overage in Tenant Improvements.

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

1. The term of this lease, together with rental payments, shall commence on September 11, 2013 and shall continue through September 10, 2028, subject to termination rights as set forth in the lease.
2. The total tenant improvement cost of the project is in the amount of \$342,060.00. The tenant improvement allowance established into the Lease agreement is \$126,542.38 amortized over the initial 120 months of the Lease with an interest rate of 6.00% per annum (\$16,858.56 per annum). The Government shall reimburse the Lessor a lump sum payment of \$215,517.62 for the overage of the construction costs within thirty (30) days, upon submittal and reasonable approval of the invoice.

The invoice shall include the following:

- Invoice Date
 - Name of the Lessor as shown on the Lease
 - Lease Contract number, building address, description, price and quantity of the items delivered
 - GSA PDN# PS0026966
 - The Lessor will submit the invoice to: U.S. General Services Administration, Finance Division-7BCP, 819 Taylor Street, Fort Worth, Texas 76102-0181
3. The Lessor shall be required to maintain and repair all items furnished and installed as part of this Lease Amendment in accordance with the provisions of the Lease and in the same manner as all other tenant improvements provided by the Lessor under this Lease.

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

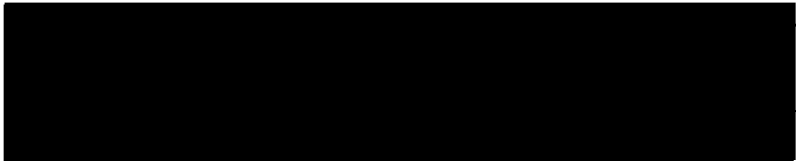
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: **Corning Property Management Corporation**.

Director, Corporate Real Estate
(Title)

One Riverfront Plaza Corning NY 14830
(Address)

MP-HQ-01-E1H10A



ADMINISTRATION

Contracting Officer _____

(Official Title)