

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-02B-23919
ADDRESS OF PREMISES 155 PINELAWN ROAD MELVILLE, NEW YORK 11747-3132	PDN Number:

THIS AMENDMENT is made and entered into between
GREENWAY PLAZA OFFICE PARK-3, LLC
whose address is: 135 PINELAWN ROAD, SUITE 140 NORTH
MELVILLE, NEW YORK 11747-3132

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 August 22, 2013 as follows:

A. Paragraph 1.04, **Broker Commission and Commission Credit (Sept 2011)**, is deleted in its entirety and replaced with the following:

BROKER COMMISSION AND COMMISSION CREDIT (SEPT 2011)

A. CBRE, Inc. ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to CBRE, Inc. with the remaining [REDACTED], which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

This Lease Amendment contains two (2) pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties have hereunto set their names as of the below date.

FOR THE LESSOR

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: Stuart Walton
Title: Managing Member
Entity Name: Greenway Plaza Office Park-3, LLC
Date: 8/27/13

Signature: [REDACTED]
Name: [REDACTED]
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 9/3/13

WITNESSES
[REDACTED]
Signature: [REDACTED]
Name: [REDACTED]
Title: Assistant to Stuart Walton
Date: 8/27/13

Month 1 Rental Payment \$13,385.15 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.

Month 2 Rental Payment \$13,385.15 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.

Month 3 Rental Payment \$13,385.15 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3rd Month's Rent.

INITIALS: AW & AD
LESSOR GOVT