

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-02B-24046
ADDRESS OF PREMISES MARKETY SQUARE MALL, 6 DEPOT STREET, POTSDAM, NY 13676-1114	PDN Number:

THIS AGREEMENT, made and entered into this date by and between BENJAMIN MURPHY ASSOCIATES

whose address is 22 DEPOT STREET  
STOP X  
POTSDAM, NY 13676-1197

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 beneficial occupancy of the Government leased space, and to begin payment of the fully serviced rent to include the Shell, Operating, and Tenant Improvement costs.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **December 18, 2013** as follows.

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on **December 18, 2013** and continuing for ten years through **December 17, 2023** subject to the termination rights as set forth in the lease.

1.03 RENT AND OTHER CONSIDERATION (JUN 2012)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$11,222.16	\$11,222.16
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$1,660.93	\$N/A
OPERATING COSTS <sup>3</sup>	\$1,276.04	\$1,276.04
<b>TOTAL ANNUAL RENT</b>	<b>\$14,159.13</b>	<b>\$12,498.20</b>

<sup>1</sup>Shell rent (Firm Term) calculation: \$6.42 per RSF multiplied by 1,748 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$8,304.67 is amortized at a rate of 0% per annum for the first 5 years of the lease.

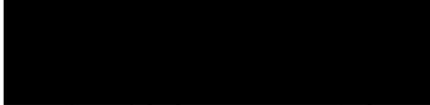
<sup>3</sup>Operating Costs rent calculation: \$.73 per RSF multiplied by 1,748 RSF. Operating rate subject to annual CPI adjustments

This Lease Amendment contains {1} 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:   
Name: \_\_\_\_\_  
Title: Managing Partner  
Entity Name: Benjamin Murphy Associates  
Date: 12/10/13

FOR THE

Signature:   
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
GSA, Pub \_\_\_\_\_  
Date: 12/18/13

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: CAROL CALY - Benjamin-Murphy Assoc.  
Title: OFFICE MANAGER  
Date: 12/10/13