

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-02P-LNY24056
ADDRESS OF PREMISES: 17-19 West 34 th Street, New York, NY 1001	PDN Number:

THIS AMENDMENT is made and entered into between: **17-19 West 34th Street Realty, LLC**
whose address is: 19 West 34th Street, Suite 918, New York, NY 10001

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 final fully serviced rent to include Shell, Operating, Tenant Improvement and Building Specific Amortized Capital Costs.

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 **April 30, 2015** as follows:

1.01 RENT AND OTHER CONSIDERATION (SEP 2013)

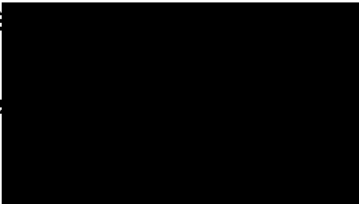
A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:


	FIRM TERM YEARS 2-5	NON FIRM TERM YEARS 6-10
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$402,836.40	\$472,890.24
TENANT IMPROVEMENTS RENT ²	\$3,857.51	\$0.00
OPERATING COSTS ³	\$112,107.60	\$112,107.60
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$914.40	\$0.00
TOTAL ANNUAL RENT	\$519,715.91	\$584,997.84

¹Shell rent calculation:
(Firm Term) \$37.55 per RSF multiplied by 10,728 RSF


This Lease Amendment contains 2 page(s).

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 
Signature: _____
Name: sk y
Title: _____
Entity Name: Realty Co, LLC
Date: 1-22-15

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: _____
Date: 2/12/15
GSA, Public Buildings Service,

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Martina Satter
Title: Property Manager
Date: 1-22-15

(Non Firm Term) \$44.08 per RSF multiplied by 10,728 RSF

²The Tenant Improvement Allowance of \$15,430.05 is amortized at a rate of 0 percent per annum over 4 years.

³Operating Costs rent calculation: \$10.48 per RSF multiplied by 10,728 RSF

⁴Building Specific Amortized Capital (BSAC) of \$4,572.75 is amortized at a rate of 0 percent per annum over 5 years

If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

INITIALS:  & 
LESSOR & GOVT