

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 7
LEASE AMENDMENT	TO LEASE NO. GS-02-B-24082
ADDRESS OF PREMISES 99 10th Avenue New York, NY 10011-4713	PDN Number: PS0034550

THIS AMENDMENT is made and entered into between Able Empire Group, L.P.

whose address is: 100 Peabody Place
Room 1400
Memphis, TN 38103

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 upon execution by the Government as follows:

1. The Government has requested changes to the scope of work agreed to in Lease Amendment #3 and the parties agree that these changes increase the total project cost by \$1,496,906.87. These changes are included as an attachment to this Lease Amendment and entitled Exhibit "A". The total amount of the Tenant Improvements authorized for this project is, therefore, \$8,613,795.63, which exceeds the Tenant Improvement Allowance of \$3,491,784.38 by \$5,122,011.25. The Government shall make lump sum payments for work that is substantially complete upon receipt of a proper invoice. The invoice must be submitted from Able Empire Group, L.P. and all submitted documents must include PDN# PS0034550 as the reference number. The invoice must be submitted electronically on the Finance Website at www.finance.gsa.gov with a duplicate invoice to the attention of the Contracting Officer, including supporting documentation.
2. Under Lease Amendment #4 the Lessor and Government previously agreed that all repairs to the garage structure previously identified would be complete by November 2017. The Government is hereby granting the Lessor an additional extension to make the required repairs as follows; (i) The 3rd floor will be complete no later than December 31, 2017; (ii) The 2nd floor will be complete no later than December 31, 2018; (iii) The 1st floor and basement will be complete no later than December 31, 2019.

This Lease Amendment contains 1 page.

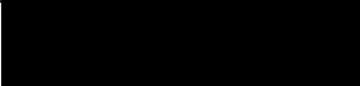
All other terms and conditions of the lease shall remain in force and effect.

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


FOR THE LESSOR:

Signature: 
Name: Elie Hirschfeld/Andy Groveman
Title: _____
Entity Name: Able Empire Group L.P.
Date: 5/23/2017

FOR THE GOVERNMENT:

Signature: 
Name: Scott Elgart
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 5/24/17

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Victoria Allen
Title: Mkt. Director
Date: 5/23/2017