

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-02P-LNY24141
ADDRESS OF PREMISES 245 Main Street White Plains, NY 10601	Pegasys Document Number (PDN): PS0030493

THIS AMENDMENT is made and entered into between **235-245 Delaware Realty Associates LLC, as Agent for 235-245 Delaware Realty Associates LLC and Archer Tucker LLC, Tenants in Common**

whose address is: c/o Caspi Development Company, LLC.
3010 Westchester Avenue, Suite 106
Purchase, New York 10577

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 lease term and provide for a lump sum payment for Change Order #1.

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:

- A. The space is substantially complete, and the Lease Term Commencement Date is hereby established as November 10, 2014. The lease term is established as November 10, 2014 through November 9, 2024, subject to termination and renewal rights as set forth in the Lease.
- B. The Government shall pay the Lessor a one-time lump payment in an amount of [REDACTED] for Change Order #1 to provide wall covering in lieu of paint in Room #103. All lump sum payments shall be paid upon inspection and acceptance by the Government of the said alterations.

After inspection and acceptance of the work by the Government, a properly executed invoice shall be submitted at:

<http://www.finance.gsa.gov>

- OR -

This Lease Amendment [REDACTED] es.

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

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

FOR THE LESSOR

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: 3
Title: W
Entity Name: 235-245 Delaware Realty Assoc. LLC
Date: 11/19/14

Signature: [REDACTED]
Name: Shirley [REDACTED]
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 11/26/2014

WITNESSE

Signature: [REDACTED]
Name: Karen Schiera
Title: Property Manager
Date: 11/19/14

a properly executed original invoice shall be forwarded to:

General Services Administration
Greater Southwest Region (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

For an invoice to be considered proper, it must:

- Be received after the execution of this Lease Amendment,
- Reference the Pegasys Document Number (PDN) specified on this form (PS0030493),
- Include a unique, vendor-supplied, invoice number,
- Indicate the exact payment amount requested, and
- Specify the payee's name and address,
- Copy be sent to the Lease Contracting Officer.

Payment will be made pursuant GSAR 552.270-31, PROMPT PAYMENT (JUN 2011) after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

- C. Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

INITIALS:


LESSOR

&


GOV'T