

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-02P-LNY24178
ADDRESS OF PREMISES: 4941 BROADWAY, NEW YORK, NEW YORK, 10034-4941	PDN Number:

THIS AGREEMENT, made and entered into this date by and between BLDG Oceanside LLC

whose address is: 417 Fifth Avenue, New York, NY 10016-2204

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 approve the additional cost of the A/E services in order to provide the Electrical Drawings necessary for the Tenant Improvements of the above referenced lease.

BASED on the foregoing, paragraph, 1.01 TENANT IMPROVEMENT FEE SCHEDULE, is hereby deleted in its entirety and replaced below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon the Government's signature:

1.01 TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012)

For pricing TI costs, the following rates shall apply for the initial build-out of the Space.

	Initial Build-Out
Architect/Engineer Fees (Flat Fee)	\$20,250.00
Lessor's Project Management Fee (% of TI Construction Costs)	3%
General Conditions/Requirement (% of TI Construction Costs)	0%
General Contractor's Fee (% of TI Construction Costs)	0%

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 Lease Amendments, the terms and conditions of this Agreement shall control and govern.


This Lease Amendment contains {3} 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:

FOR THE GOVERNMENT:

Signature: 
Name: Lloyd Goldman
Title: President
Entity Name: BLDG Oceanside LLC
Date: 2/10/2016

Signature: _____
Name: Eduardo Vidal
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Scott Zedler
Title: EUP
Date: 2/10/2016