

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	<b>LEASE AMENDMENT No. 1</b>
<b>LEASE AMENDMENT</b>  <b>ADDRESS OF PREMISES</b> 600 Midland Avenue Rye, NY 10580	<b>TO LEASE NO.</b> GS-02B-24198  <b>PDN Number:</b> PS0035034

**THIS AMENDMENT** is made and entered into between 600 Midland Avenue, LLC.

whose address is: 80 Curtwright Drive, Suite 5  
Williamsville, NY 14221-7055

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:

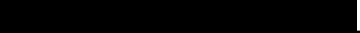
1. The Lessor and Government have agreed to a total cost of \$4,903,686.96 towards the cost of the Tenant Improvements, Architectural and Engineering fees, and Lessor's Project Management Fees associated with this Lease. This price is based on the drawings and specifications dated 3-7-2016 entitled "Addendum #1", and these costs are broken down on the attached Exhibit "A". The total amount authorized is \$4,903,686.96 which has exceeded the Tenant Improvement Allowance stated in the Lease of \$1,261,602.00 by \$3,642,084.96.
2. The Lessor and Government have agreed to a total cost of \$686,250.00 towards the cost of the Building Specific Amortized Capital. This price is based on the drawings and specifications dated 3-7-2016 entitled "Addendum #1", and these costs are broken down on the attached Exhibit "B".

This Lease Amendment contains 2 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: Michael Hendress  
 Title: Manager  
 Entity Name: 600 Midland Avenue LLC  
 Date: 5/17/16

**FOR THE GOVERNMENT:**

Signature:   
 Name: Scott Elgart  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
 Date: 5/20/16

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: Cindy Dominguez  
 Title: Executive Assistant  
 Date: 5-19-16

3. Upon substantial completion of the work and receipt of a proper invoice from the Lessor, the Government shall make a onetime lump sum payment in the amount of \$3,642,084.96. The invoice must be submitted from 600 Midland Avenue LLC. and all submitted documents must include PDN# PS0035034 as the reference number. The invoice must be submitted electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov) with a duplicate invoice to the attention of the Contracting Officer, including supporting documentation.

INITIALS:  &   
LESSOR GOV'T