

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 1  TO LEASE NO. GS-03P-LPA00037
ADDRESS OF PREMISES 201 King of Prussia Road Wayne, PA 19087-5147	PDN Number:

THIS AMENDMENT is made and entered into between  
Radnor Properties 201 KOP L.P

whose address is 555 E. Lancaster Ave.  
Radnor, PA 19087-5158

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, establish the square footage and establish rent commencement.

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 August 29, 2016 as follows:


- A. The Lease Term Commencement Date is hereby established as August 29, 2016. The lease term is established as August 29, 2016 through August 28, 2026, subject to termination and renewal rights as may be hereinafter set forth.
- B. Paragraph 1.01, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:
- C. Office and Related Space: 18,457 rentable square feet (RSF), yielding 15,364 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 3rd floor(s) and known as Suite(s) 300, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

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: KEFF DEVON  
Title: SVP  
Entity Name: RADNOR PROPERTIES 201 KOP L.P.  
Date: 9-8-16

FOR THE GOVERNMENT:

Signature:   
Name: Stephan Yurchak  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 9/13/16

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: Jennifer Underwood  
Title: Sr. Director of Leasing  
Date: 9/8/16

D. Paragraph 1.03, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

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

	YEARS 1-5	YEARS 6-10
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$533,899.00	\$533,899.00
OPERATING COSTS <sup>2</sup>	\$ 111,389.00	\$ 111,389.00
<b>TOTAL ANNUAL RENT</b>	<b>\$645,288.00</b>	<b>\$645,288.00</b>

<sup>1</sup>Shell rent calculation:

(Years 1-5) \$34.75 per ABOA SF multiplied by 15,364 ABOA SF (rounded rentable rate is \$28.93 per RSF)

(Years 6-10) \$34.75 per ABOA SF multiplied by 15,364 ABOA SF (rounded rentable rate is \$28.93 per RSF)

<sup>2</sup>Operating Costs rent calculation: \$7.25 per ABOA SF multiplied by 15,364 ABOA SF (rounded rentable rate is \$6.04 per RSF)

E. This Lease Amendment (LA) is being executed to establish the Government's desire for early rent commencement. The Annual Rental described above represents the Shell and Operating Costs rates only, as described in Paragraph 1.03 A, of the Lease. The Rental Rate associated with the Tenant Improvements and Building Specific Amortized Capital, as identified in Paragraph 1.03 A, Firm Term, of the Lease shall commence upon the Government's Official Inspection and Acceptance of the Tenant Improvements and continue over the remaining firm term of the lease.

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 above date

INITIALS:

  
LESSOR

&

  
GOV'T