

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 7
	TO LEASE NO. GS-03P-LPA00053
ADDRESS OF PREMISES 3311 East Carson Street Pittsburgh, Pennsylvania 15203-2148	PDN Number: N/A

THIS AMENDMENT is made and entered into between

EGP 3311 Pittsburgh LLC

whose address is: 2101 L St NW Suite #650 Washington, DC 20037-1277

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 clarify Paragraph 7.02 Capital Repair and Replacement Schedule.

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 February 5, 2019 as follows:

A. Paragraph 7.02 of the Lease is hereby amended by deleting the following language as it relates to the chiller replacement:

"...In the event that these deadlines are not met and the delay was not caused by the Government, GSA will reduce the rent by \$15,500.00 per month until said work is tested, inspected and fully functional"


The lessor has assured GSA that the two remaining chillers, outlined for replacement in 2019 and 2020 per the lease, have not yet reached the end of their useful life. GSA is therefore waiving the requirement to replace the two remaining chillers over the next two years and will not evoke the above rent deduction for a delay in replacement. The lessor is responsible for maintaining their building's systems and for determining an appropriate replacement schedule of these chillers.

This change does not remove the lessor's responsibility to heat and cool the space in accordance with the requirements of the lease.


This lease contains 1 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: William C. Trimble III
Title: CEO
Entity Name: EGP 3311 Pittsburgh LLC
Date: 2/7/19

FOR THE GOVERNMENT:

Signature: 
Name: Lyndsey Budesa
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 2/7/2019

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Russell Datin
Title: VP
Date: 2/7/19