

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT

No.1
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DATE

11/9/11

TO LEASE NO.

GS-03B-09413

ADDRESS OF PREMISE

Broad and New Professional Building
1 East Broad Street
Bethlehem, PA 18018-5913

Pegasys Document Number (PDN)

PS0021879

THIS AGREEMENT, made and entered into this date by and between

whose address is
Broad & New Development Associates, LP
559 Main Street, Suite 300
Bethlehem, PA 18018-5810

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 issue notice to proceed on the tenant improvements, of which a portion shall be amortized in the rent and a portion shall be paid lump sum, and to provide invoicing instructions for the work to be paid lump sum.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective November 1, 2011 as follows:

A. This SLA serves as Notice to Proceed (NTP) for the Tenant Improvements (TI) construction in the amount of \$122,535.75.

The Tenant Improvement cost is \$122,535.75, of which \$62,748.00 will be amortized in the rent over sixty (60) months at an interest rate of five percent (5%), and \$59,787.75 shall be paid to the Lessor via a one time lump sum payment from the Government, upon inspection and acceptance of the space by the Government. The Lessor shall deliver the space ready for Government occupancy within ninety (90) calendar days from issuance of this Notice to Proceed.

B. Upon completion of the work, the Lessor shall contact the lease contracting officer for an inspection. After inspection and acceptance of the work by the Government, a properly executed original invoice in the amount of \$59,787.75 shall be forwarded to:

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

A copy of the invoice must also be mailed to the Lease Contracting Officer at:

GSA, Public Buildings Service
Real Estate Acquisition Division
20 North 8th Street, 8th Floor
Philadelphia, PA 19107-3191
ATTN: Jean Starr Forcinito (3PRNK)

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.

LESSOR

BY

(Signature)

President

(Title)

IN

559 Main Street Suite 300 Bethlehem PA
(Address)

UNITED STATES OF AMERICA, General Services Administration, PBS

BY

Contracting Officer
(Official Title)

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TO LEASE NO.
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For an invoice to be considered proper, it must:

1. Be received after the execution of this SLA,
2. Reference the Pegasys Document Number (PDN) specified on this form (PS0021879),
3. Include a unique, vendor-supplied, invoice number,
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address.

NOTE: The payee's name and address must exactly match the Lessor's name and address listed on this Supplemental Lease Agreement (SLA).

Payment in the amount of \$59,787.75 shall be due within thirty (30) calendar days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

Initials:

[Signature] & *[Signature]*
Lessor Gov't

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