

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 9
	TO LEASE NO. GS-03B-12077
ADDRESS OF PREMISES One Penn Center 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1844	PDN Number: PS0031510

THIS AMENDMENT is made and entered into between One Penn Associates, L.P.

whose address is: 1617 John F Kennedy Boulevard, Suite 1190  
Philadelphia, PA 19103-1844

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 provide for the lump sum payment in the amount of [REDACTED] for Change Order # 5.

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 of this LA as follows:

- A. The Government elects to pay lump sum the total amount of [REDACTED] for Change Order # 5 per the Lessor's proposal dated April 15, 2014, related to the build-out of the space and specifically, for the remediation of damaged acoustic ceilings resulting from overhead work by wire trades. This amount is inclusive of the Lessor's project management fee of \$451.28. In consideration for the General Services Administration's approval of this cost for Change Order # 5 work and associated project management fee as detailed in the preceding sentences, One Penn Associates, L.P. discharges, remises and releases GSA from any and all claims, demands, and causes of action, legal and equitable, known and unknown, of any kind and nature whatsoever, past, present, and future arising out of or related to this change order and/or delays in the construction process, including the payment of interest, attorneys' fees, or other costs.
- B. Upon completion of the work, to occur no later than thirty (30) days after the execution of this LA, the Lessor shall notify the Contracting Officer to arrange for an inspection. After inspection and acceptance of the work by the Government, a properly executed, original invoice shall be submitted at: <http://www.finance.gsa.gov> – or – a properly executed original invoice shall be forwarded to:

- Continued on the next page. -

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: [REDACTED]  
Name: [REDACTED]  
Title: [REDACTED]  
Entity Name: ONE PENN ASSOC LP  
Date: 4/8/15

FOR THE GOVERNMENT:

Signature: [REDACTED]  
Name: [REDACTED]  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 4/9/2015

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]  
Name: [REDACTED]  
Title: OFFICE MANAGER  
Date: 4/8/15

