

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 10
	TO LEASE NO. GS-03P-LPA12104
ADDRESS OF PREMISES Yorktowne Medical Center 2350 Freedom Way York, PA 17402-8265	PDN Number:

THIS AMENDMENT is made and entered into between **Pwrball, LP, Chad Finkenbiner**

whose address is: **2350 Freedom Way, Suite 251, York, PA 17402-8265**
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 lease term, square footage and annual rent.**

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 **March 1, 2015** as follows:

A. The Lease Term Commencement Date is hereby established as March 1, 2015. The lease term is established as March 1, 2015 through February 28, 2025.


B. Paragraph 1.01, sub-paragraph A of the Lease is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:


"1.01.A. Office and Related Space: 4,382 rentable square feet (RSF), yielding 3,952 ANSI/BONA Office Area (ABOA) square feet (SF) of office and related space located on the second (2nd) floor and know as Suite 250 of the Building, as depicted on the floor plans attached to the Lease."


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

This Lease Amendment contains **two (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: _____
Title: Manager
Entity Name: PwrBall, LP
Date: 3/11/15

FOR THE GOVERNMENT: 
Signature: _____
Name: _____
Title: _____
GSA, Public _____
Date: 3/12/15

WITNESSED FOR THE LESSOR BY: 
Signature: _____
Name: _____
Title: Manager
Date: 03/11/15

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$101,048.92	\$101,048.92
TENANT IMPROVEMENTS RENT ²	\$ 36,943.30	\$0.00
OPERATING COSTS ³	\$ 28,263.90	\$ 28,263.90
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$ 3,515.20	\$ 0.00
PARKING ⁵	\$ 13,540.32	\$ 13,540.32
TOTAL ANNUAL RENT	\$183,311.64	\$142,853.14

¹Shell rent (Firm Term) calculation: \$23.06 per RSF multiplied by 4,382 RSF

²The Tenant Improvement Allowance of \$184,716.48 is amortized at a rate of 0 percent per annum over five (5) years.

³Operating Costs rent calculation: \$6.45 per RSF multiplied by 4,382 RSF

⁴Building Specific Amortized Capital (BSAC) of \$17,576.00 is amortized at a rate of 0 percent per annum over five (5) years

⁵Parking costs described under sub-paragraph G below."

D. Paragraph 1.03, sub-paragraphs C and D are hereby deleted in their entirety.

INITIALS: CMF & [Signature]
 LESSOR & GOVT