

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3
LEASE AMENDMENT	TO LEASE NO. GS-03P-LDE12146
ADDRESS OF PREMISES College Park 1221 College Park Drive Dover, DE 19904-8726	PDN Number: N/A

THIS AMENDMENT is made and entered into between **Stoltzfus Mast, LLC**

whose address is: **200 Weston Drive, Dover, DE 19904-8726**
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 rental rate.

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 **October 1, 2015** as follows:

1. The Lease Term Commencement Date is hereby established at October 1, 2015. The Lease Term is established as October 1, 2015 through September 30, 2025.
2. 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:

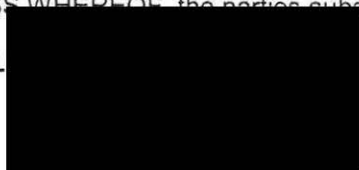
"1.01.A. Office and Related Space: **27,903** rentable square feet (RSF), yielding 25,717 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the **first and second** floor(s) of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A being further defined as follows:

	: 9,750 RSF (8,986 ABOA SF)
	: 8,467 RSF (7,803 ABOA SF)
	: 3,266 RSF (3,010 ABOA SF)
Joint Use:	6,420 RSF (5,918 ABOA SF)"

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: HENRY S. MAST
Title: MANAGING MEMBER
Entity Name: STOLTZFUS MAST, LLC
Date: 10/5/15

FOR THE GOVERNMENT:



Signature: _____
Name: _____
Title: _____
GSA, Public Buildings/Service, 3PRND
Date: 10/6/15

WITNESSED FOR THE LESSOR BY:



Signature: _____
Name: _____
Title: OFFICE MANAGER
Date: 10/6/15

3. 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:

"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	\$315,024.87	\$330,650.55
TENANT IMPROVEMENTS RENT ²	\$42,970.62	\$0.00
OPERATING COSTS ³	\$ 181,369.50	\$181,369.50
PARKING ⁴	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$539,364.99	\$512,020.05

¹Shell rent (Firm Term) calculation: \$11.29 per RSF multiplied by 27,903 RSF; Shell rent (Non Firm Term) calculation: \$11.85 per RSF multiplied by 27,903 RSF
²The Tenant Improvement costs of \$119,129.82 are amortized at a rate of 5 percent per annum over 3 years. Calculation: Rounded to \$1.54 per RSF multiplied by 27,903 RSF
³Operating Costs rent calculation: \$6.50 per RSF multiplied by 27,903 RSF
⁴Parking costs described under sub-paragraph H below"

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

FOR THE GOVERNMENT

[Signature]

FOR THE LESSOR

[Signature]

INITIALS: *[Initials]* LESSOR & *[Initials]* GOVT