

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-03P-LNJ12210
ADDRESS OF PREMISES The Atlantic Professional Park 4 East Jimmie Leeds Road, Suites 4 & 5 Galloway, New Jersey 08205-4465	PDN Number:

THIS AMENDMENT is made and entered into between
T & H Builders, New Jersey Partnership

whose address is 70 East Water Street
Suite 5B
Toms River, New Jersey 08753-7648

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 to **establish the lease term, establish the square footage and establish the 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 November 30, 2015 as follows:

- A. The Lease Term Commencement Date is hereby established as November 30, 2015. The lease term is established as November 30, 2015 through November 29, 2025, subject to termination and renewal rights as may be hereinafter set forth.
- B. Paragraph 1.01, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:
 - A. Office and Related Space: 4,802 rentable square feet (RSF), yielding 4,802 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1st floor(s) and known as Suite(s) 4 & 5, of the Building, as depicted on the floor plan(s) attached to the original Lease.

This Lease Amendment 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.


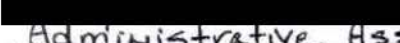
FOR THE LESSOR:

Signature: 
Name: TRUONG H. T. NGUYEN
Title: GENERAL PARTNER
Entity Name: T & H BUILDERS NJ PART
Date: 12/2/15

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: 
Date: 12/3/2015

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: 
Title: Administrative Asst.
Date: 12/2/15

C. Paragraph 1.03, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:
 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	\$86,628.08	\$85,475.60
OPERATING COSTS ²	\$ 42,161.56	\$42,161.56
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ³	\$ 5,796.52	\$0.00
TOTAL ANNUAL RENT	\$134,586.16	\$127,637.16

¹Shell rent calculation:

(Firm Term) \$18.04 per RSF multiplied by 4,802 RSF

(Non Firm Term) \$17.80 per RSF multiplied by 4,802 RSF

²Operating Costs rent calculation: \$8.78 per RSF multiplied by 4,802 RSF

³Building Specific Amortized Capital (BSAC) of \$20,172.00 are amortized at a rate of 7.0 percent per annum over 4 years

In instances where the Lessor amortizes either the TI or BSAC for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term.

D. Paragraph 1.03, sub-paragraph B is hereby deleted in its entirety.

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

INITIALS:  & 
 LESSOR & GOVT