

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-LNJ12218
ADDRESS OF PREMISES Station Plaza III 44 South Clinton Ave Trenton, NJ 08609-1241	PDN Number:

THIS AMENDMENT is made and entered into between
 Trois Holdings, LLC
 whose address is: 133 Brunswick Avenue #200
 Trenton, NJ 08648-4541

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 expand the lease by one parking space and change 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 1, 2016 as follows:

- A. The lease is hereby expanded by one structured parking space.
- B. Paragraph 1.02 A of the Lease is hereby amended by deleting the existing text in its entirety and by inserting the following in lieu thereof:
 "A. Parking: Eighteen (18) parking spaces as depicted on the plan attached hereto as Exhibit B, reserved for the exclusive use of the Government, of which **eighteen (18)** shall be structured/inside parking spaces, and **0** shall be surface/outside parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property."

This Lease Amendment contains 3 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.

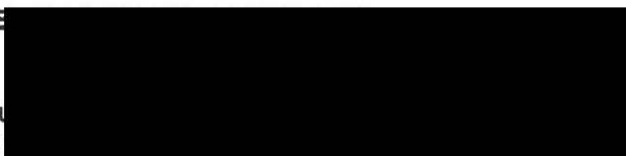
FOR THE LESSOR:

Signature: 
 Name: Dante Germano
 Title: COO
 Entity Name: Trois Holdings, LLC
 Date: October 6, 2016

FOR THE GOVERNMENT:

Signature: 
 Name: _____
 Title: _____
 GSA, Public Buildings Service, SP2AV
 Date: 10/19/16

WITNESSES:

Signature: 
 Name: _____
 Title: Adm. Assistant
 Date: October 6, 2016

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

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

	NOVEMBER 1, 2016 – OCTOBER 31, 2020	NOVEMBER 1, 2020 – OCTOBER 31, 2026
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$87,534.75	\$92,129.75
TENANT IMPROVEMENTS RENT ²	\$ 0.00	\$0.00
OPERATING COSTS ³	\$ 19,023.30	\$ 19,023.30
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 6,570.85	\$0.00
PARKING ⁵	\$ 26,028.00	\$ 26,028.00
TOTAL ANNUAL RENT	\$139,156.90	\$137,181.05

¹Shell rent calculation:

(Firm Term) \$19.05 per RSF multiplied by 4,595 RSF

(Non Firm Term) \$20.05 per RSF multiplied by 4,595 RSF

²The Tenant Improvement Allowance of \$0.00 is amortized at a rate of 0 percent per annum over 5 years.

³Operating Costs rent calculation: \$4.14 per RSF multiplied by 4,595 RSF

⁴Building Specific Amortized Capital (BSAC) of \$28,300.00 are amortized at a rate of 6 percent per annum over 5 years

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

D. Exhibit B of the Lease is hereby amended by deleting the existing text in its entirety and replaced with Exhibit B on Page 3 of this Lease Amendment.

INITIALS:  & 
LESSOR & GOVT