

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-02B-24139
ADDRESS OF PREMISES: 2 Fordham Square 2501 Grand Concourse Bronx New York 10468-4650	PDN Number: PS0032038

THIS AMENDMENT is made and entered into between: **Fordham Associates, LLC c/o JJ Operating Inc.**

whose address is: 112 West 34th Street, Suite 2106, New York, New York 10120

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 document the approved change orders to the scope of work; provide for a one-time lump sum payment associated with these change orders and alterations above the tenant improvement allowance as set forth in paragraph 1.08.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

1. The Lessor and the Government mutually agree that as of the date hereof, the actual cost of the total tenant improvements (TI) is \$1,602,223.22, which is inclusive of \$13,471.88 for approved Change Orders as listed on the following page. This cost includes all tenant improvement costs to build the leased premises, including, but not limited to, all architectural and engineering fees, permit and expediter fees, labor, materials, overhead and profit. Of this total TI cost, \$724,526.09 is amortized into the rental rate at 5.5% interest over the 10 year firm term. Upon completion of the alterations, acceptance thereof by the Government and receipt of a proper invoice from the Lessor, the Government shall reimburse the Lessor with a onetime lump sum payment in the amount of \$877,697.13.

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.

[Redacted Signature]

FOR THE

[Redacted Signature]

Signature:

Name:

Title: Lease Contracting Officer
GSA, Public Buildings Service

Date:

10/27/2015

Entity Name: Fordham Associates, LLC

Date: 10/27/15

WITNESSED FOR THE LESSOR BY:

[Redacted Signature]

Signature:

Name:

Jerna

Title:

n

Date:

10/27/15

The approved change orders are as follows:

Change Order #	Description	Amount
1	Install Beam Seating	[REDACTED]
2	Framing for Outlets	[REDACTED]
3	Replace (32) vacancy sensors with (32) occupancy sensors	[REDACTED]
4	Add new outlet, data box, and bracket for add'l 48" TV req'd by SSA	[REDACTED]
TOTAL COST		\$13,471.88

Upon receipt of a proper invoice from the Lessor, the Government shall reimburse the Lessor via a one-time lump sum payment in the amount of \$877,697.13.



Please submit invoices electronically on the Finance Website at www.finance.gsa.gov. Your invoice must be on letterhead of the Lessor named in the lease, the lease number and LA number, and PDN #PS0032038. If you are unable to process the invoices electronically, you may mail the invoices to the following address:

U.S. General Services Administration
 Finance Division
 810 Taylor Street
 Ft. Worth, TX 76102-0181

With a copy to the GSA Contracting Officer at the following address:

Charles Vitale
 U.S. General Services Administration
 26 Federal Plaza, Room 16-100
 New York, NY 10278

INITIALS:


 LESSOR & 
 GOVT