

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-02B-24210
ADDRESS OF PREMISES: 10 NEW KING STREET SUITE 122 WHITE PLAINS, NY 10604	PDN Number:

THIS AGREEMENT, made and entered into this date by and between New King Holding, LLC

whose address is 4 New King Street, White Plains, NY 10604

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease in order to: 1) issue a Notice to Proceed with the construction of the Tenant Improvements, 2) issue a Notice to Proceed with the construction of the Building Security Amortized Capital items (BSAC) and 3) state the manner by which all Change Orders will be addressed during construction.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon the date of the government signature of this Amendment as follows.

1.08 TENANT IMPROVEMENTS AND PRICING

On July 28, 2014, the Government awarded a contract to lease space at 10 NEW KING STREET, SUITE 122, WHITE PLAINS, NY 10604 under the terms and conditions of Lease GS-02B-24210. The Tenant Improvements in the Lease required the Lessor to submit a proposal based on adequate competition for the (TI) costs associated with this lease.

Based on this contract requirement, the Government has reviewed the Tenant Improvement (TI) costs, attached hereto in the amount of **\$46,095.81** and determined that they are fair and reasonable. This lease amendment represents the **Notice to Proceed (NTP)** with the construction of the TIs in the amount of **\$46,095.81**, which will be amortized in the rent at an annual rate of **0%** over the firm term of the lease. Thereafter, the TI amount will be removed from the rent. Said amount includes all cost for labor, materials, fees, overhead, profit and any other costs required to complete the work required.

This Lease Amendment contains {2} pages.

All other terms and conditions of the lease shall remain in force and effect.

WITNESSED WHEREOF, the parties have signed their names as of the below date.



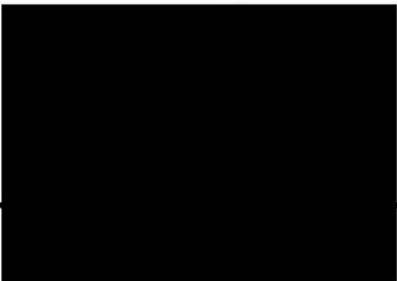
FOR THE GOVERNMENT



Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 2/6/15

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: Prop. mgr
Date: 1/30/15



1.01 BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) PRICE PROPOSAL (SEP 2012)

The Lessor's BSAC price proposal shall be supported by sufficient cost or pricing data to enable the Government to evaluate the reasonableness of the proposal, or documentation that the Proposal is based upon competitive proposals.

Based on this contract requirement, the Government has reviewed the Building Security Amortized Capital (BSAC) costs in the amount of **\$3,555.00** and determined that they are fair and reasonable. This lease amendment represents the **Notice to Proceed (NTP)** with the construction of the (BSAC) items in the amount of **\$3,555.00**, which will be paid via lump sum upon completion, inspection, and acceptance of the space; and upon receipt of an original invoice by the Contracting Officer. Said amount includes all cost for labor, materials, fees, overhead, profit and any other costs required to complete the work required.

The Lessor (New King Holding, LLC) shall submit one (1) invoice in the amount of **\$3,555.00** for the BSAC cost to: GSA Finance Office 7BCP, 819 Taylor Street, Fort Worth, Texas 76102-0181 or to the GSA Finance Website at www.finance.gsa.gov with a copy to the GSA Lease Contracting Officer. The invoice must be on the Lessor letterhead named in the lease, the lease number and lease amendment number indicated above and the Pegasys Document Number PS#-0031010

CHANGE ORDERS:

Any Change Orders during construction will be authorized via a Notice To Proceed letter by the Government and will be memorialized via a subsequent lease amendment establishing beneficial occupancy.

INITIALS:  & 
LESSOR & GOVT