

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-02P-LNY24210
ADDRESS OF PREMISES 10 NEW KING STREET SUITE 122 WESTCHESTER, NY 10604	PDN Number: PS#0031010

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

MAY 1 AM 10:38

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 (1) establish the date of beneficial occupancy, (2) establish the fully serviced rent to include the Shell, Operating, Tenant Improvements (TI) and the Building Specific Security Costs, (3) Accept the Tenant Improvement Build-Out and (4) provide for a one time lump sum payment for Security Costs, including a reconciliation of all approved Change Orders to date.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 1, 2015 as follows.

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning on May 1, 2015 continuing for a period of April 30, 2020.

5 Years, 5 Years Firm,

subject to the renewal rights as hereinafter set forth.

1.03 RENT AND OTHER CONSIDERATION (SEP 2013)

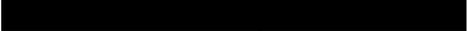
A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

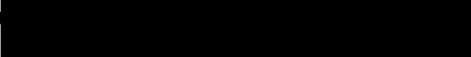
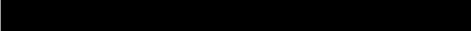
	YEARS 1-5
	ANNUAL RENT
SHELL RENT ¹	\$40,920.00
TENANT IMPROVEMENTS RENT ²	\$9,219.16
OPERATING COSTS ³	\$27,880.16
TOTAL ANNUAL RENT	\$78,019.32

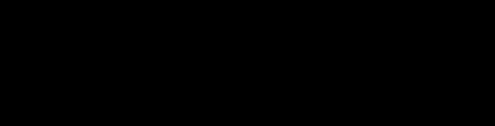
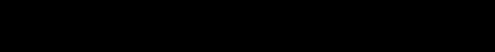
¹Shell rent calculation:
\$12.83per RSF multiplied by 3,190 RSF

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.

FOR THE 
Signature: 
Name: 
Title: MANAGING MEMBER
Entity Name: New King Holding, LLC
Date: 4/30/15

FOR THE 
Signature: 
Name: 
Title: 
Date: 5/8/15

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: 
Title: 
Date: 4-30-15

