

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 01
	TO LEASE NO. GS-02P-LNY24278
ADDRESS OF PREMISES 68-94 S. ELMWOOD AVENUE, BUFFALO, NY 14202	PDN Number: PS0037885

**THIS AMENDMENT** is made and entered into between Niagara Group LP whose address is 295 Main Street, Suite 210, Buffalo, New York 14203

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

**WHEREAS**, the parties hereto desire to amend the above Lease.

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 March 13, 2017 as follows:

1) **TENANT IMPROVEMENTS:**

- a. On February 16, 2016, the Government issued a Notice to Proceed for Tenant Improvements (TI) at the Lease Premises in the amount of \$150,467.15. Thereafter, the Government authorized change orders in the amount of \$7,600.90. The Tenant Improvements and change orders have been completed and a reconciliation of the TI cost completed.
- b. The Lessor and The Government hereby agree that the total cost for all TI work and change orders is \$158,068.05.
- c. The Lessor and the Government also hereby agree that a final lump sum payment of \$7,600.90 will be reimbursed to the Lessor by the Government upon the Lessor's submission of a proper invoice. The Lessor agrees that the invoice shall be printed on the same letterhead as the payee named in the Lease and shall reference PDN Number: PS0037885

- 2) Except as modified in this Lease Amendment, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Lease Amendment conflict with any terms and conditions of the Lease the terms and conditions of this Amendment shall control and govern.

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: \_\_\_\_\_  
Title: President of Niagara Group, Inc.  
Entity Name: Niagara Group, LP  
Date: 3/23/2017

**FOR THE GOVERNMENT:**

Signature:   
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: March 24, 2017

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name: \_\_\_\_\_  
Title: Attorney  
Date: 3/23/2017