

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 01
LEASE AMENDMENT	TO LEASE NO. GS-02P-LNY24279
ADDRESS OF PREMISES 30 Staats Street, Buffalo, NY 14202	PDN Number:

THIS AMENDMENT is made and entered into between Staats Street Group, LLC

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 20, 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 \$23,111.56.
- b. The Lessor and the Government hereby agree that the final cost for all TI work is \$21,400.05.
- c. The Lessor and the Government also hereby agree that the Government shall take a one-time rent withhold in the amount of \$1,711.50. This withhold shall be deducted from lessor's next rent payment.

- 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: Cary Paradiso  
Title: Manager  
Entity Name: Staats Street Group, LLC  
Date: 3/23/2017

FOR THE GOVERNMENT:

Signature: \_\_\_\_\_  
Name: Mary Nowobilski  
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