

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 12
	TO LEASE NO. GS-03B-12068
ADDRESS OF PREMISES 100 Independence Mall West Philadelphia, PA 19106-2320	

THIS AMENDMENT is made and entered into between

KPG IMW Owner LLC

whose address is: 125 E Elm Street, Suite 400
Conshohocken, PA 19428-4154

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 determine the electric costs adjustment for the period of 8/4/2015 to 8/3/2016.

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 April 1, 2017 as follows:

- Section 7, Paragraph A. Additional Clauses, subparagraph "Electric Costs Adjustment" provides for adjustment in the rent ("Electric Costs Adjustment") to account for increases or decreases in electric costs for the tenant occupied space. In accordance with this paragraph and as calculated based on the Lessor's submitted electric bills and submetered electric readings for the period covering August 4, 2015 through August 3, 2016 (See Exhibit A), the Government is owed a credit in the amount of \$ [REDACTED]. The Lessor and Government have agreed to apply this credit to the operating costs over the remaining 4 months of the "Electric Adjustment Period" as follows:

	Monthly Operating Costs	Electric Adjustment Credit	New Monthly Operating Costs Due
Apr-17	\$ 105,871.13	\$ [REDACTED]	\$ 79,857.36
May-17	\$ 105,871.13	\$ [REDACTED]	\$ 79,857.36
Jun-17	\$ 105,871.13	\$ [REDACTED]	\$ 79,857.36
Jul-17	\$ 105,871.13	\$ [REDACTED]	\$ 79,857.36

All other terms and conditions of the Lease shall remain in force and effect.
IN WITNESS WHEREOF, the undersigned have hereunto set their names as of the below date.

FOR THE LESSOR:

Signature: [REDACTED]
Name: [REDACTED]
Title: Secretary
Entity Name: Keystone Property Groups
Date: 4/17/17

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: [REDACTED]
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 4/18/17

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Date: 4/17/17