

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-03B-12068
<b>LEASE AMENDMENT</b>	
<b>ADDRESS OF PREMISES</b> 100 Independence Mall West Philadelphia, PA 19106-2320	<b>PDN NO.</b>

**THIS AMENDMENT** is made and entered into between

KPG IMW Owner LLC

whose address is: 1 Presidential Boulevard, Suite 300  
Bala Cynwyd, PA 19004-1007

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 **issue Notice to Proceed (NTP) for a portion of the Space (18,474 ABOA square feet)**.

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 Upon Execution by the Government as follows:

A. This Lease Amendment formally and officially issues Notice to Proceed (NTP) in the amount of \$1,214,518.22, for the construction of the tenant improvements in relation to 18,474 ABOA square feet (SF) of space, located on the 4<sup>th</sup> and 5<sup>th</sup> floors, as identified on the final design intent drawings submitted on October 17, 2014. This notice to proceed is being issued for the following:

a. Tenant Improvement Proposal dated July 14, 2015 : \$1,214,518.22

The Lessor shall be required to complete the construction within 180 calendar days from NTP.



B. The total construction cost for alterations in relation to the 18,474 ABOA SF is \$1,214,518.22. The Government is electing to amortize \$1,214,518.22 in the rent over the remaining term of the Lease at an annual interest rate of 6 percent.


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 LESSOR:

FOR THE GOVERNMENT:

Signature:   
Name:   
Title: Sr VP of Operations  
Entity Name: KPG IMW Owner LLC  
Date: August 21, 2015

Signature:   
Name: Brian Tye  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 8/27/15

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: LESLIE J. HARRIS  
Title: LEASE ADMINISTRATOR  
Date: AUGUST 21, 2015

- C. The Lessor has identified the cost of [REDACTED] be [REDACTED] for the [REDACTED] exterior windows on the [REDACTED] [REDACTED]. Accordingly, Building Specific Security Costs of [REDACTED] shall be amortized at a rate of [REDACTED] per annum over the remaining term of the lease upon substantial completion of the Space.
- D. The Government-approved design intent drawings submitted on October 17, 2014, which formed the basis for the tenant improvement costs are hereby incorporated into the Lease by reference.

INITIALS:  LESSOR &  GOV'T