

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-03B-LPA12133
ADDRESS OF PREMISES 359 East Park Drive Harrisburg, PA 17111-2758	PDN Number:

THIS AMENDMENT is made and entered into between

whose address is: **BOYD & MAHONEY PARTNERS**  
750 E Park Drive,  
Harrisburg, PA 17111-2758

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 establish the lease term, establish the square footage and establish the annual rent.

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 September 16, 2015 as follows:

- A. The Lease Term Commencement Date is hereby established as September 16, 2015. The lease term is established as September 16, 2015 through September 15, 2025.
- B. Paragraph 1.01, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:
  - A. Office and Related Space: **28,615** rentable square feet (RSF), yielding **26,743** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the **1** floor(s) and known as Suite(s) **A**, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit **A**.
- C. Paragraph 1.03 sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

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: Susan A. M. Hatfield  
 Title: President  
 Entity Name: 4153 Management Inc., GP Boyd & Mahoney  
 Date: 10/02/15

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 10/7/15

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: October 2 2015

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$363,982.80*	\$418,637.15
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$294,033.96	\$0.00
OPERATING COSTS <sup>3</sup>	\$ 131,915.15	\$ 131,915.15
BUILDING SPECIFIC AMORTIZED CAPITAL <sup>4</sup>	\$2,494.95	\$ 0.00
PARKING <sup>5</sup>	INCLUDED IN SHELL RENT	INCLUDED IN SHELL RENT
<b>TOTAL ANNUAL RENT</b>	<b>\$792,426.86</b>	<b>\$550,552.30</b>

<sup>1</sup>Shell rent (Firm Term) calculation: \$12.72 per RSF multiplied by 28,615 RSF. The Shell rent steps to \$14.63 per RSF at Year 6.

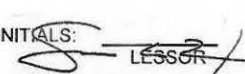

<sup>2</sup>The Tenant Improvement Allowance of \$1,237,441.77 is amortized at a rate of 7 percent per annum over 5 years.

<sup>3</sup>Operating Costs rent calculation: \$4.61 per RSF multiplied by 28,615 RSF.

<sup>4</sup>Building Specific Amortized Capital (BSAC) of \$10,500 are amortized at a rate of 7 percent per annum over 5 years

<sup>5</sup>Parking costs described under sub-paragraph H below.

D. Paragraph 1.03, sub-paragraphs B and C, are hereby deleted in their entirety. Paragraph 1.05, of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following: The Government may terminate this Lease, in whole or in part, at any time effective September 16, 2020, by providing not less than 60 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

INITIALS:  &   
LESSOR & GOVT