

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-LPA12172
ADDRESS OF PREMISES 2778 Earlstown Road Centre Hall, PA 16828	PDN Number: N/A

THIS AMENDMENT is made and entered into between **David R. Wise**

whose address is: [REDACTED]
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, square footage and 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 October 1, 2015 as follows:

1. The Lease Term Commencement Date is hereby established as October 1, 2015. The lease term is established as October 1, 2015 through September 30, 2025.
2. Paragraph 1.0, sub-paragraph A of the lease is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

"1.01.A. Office and Related Space: **3,520** rentable square feet (RSF), yielding **3,400** ANSI/BOMA Office Area (ABOA) square feet (SF) of warehouse and related Space AND an additional 721 RSF (yielding 696 ABOA SF) of free space (for which the Government shall not be charged rent, including real estate taxes and operating cost escalations) in excess of the total 3,520 RSF/3,400 ABOA SF indicated above, for a total of 4,241 RSF (yielding 4,096 ABOA SF) under lease located at 2778 Earlstown Road, Centre Hall, PA 16828, as depicted on the floor plan(s) attached hereto as Exhibit A.

All rights, responsibilities, and obligations that bind the Lessor and Government under this lease agreement, and any other attachments hereto, shall pertain to the entire space under lease, including the free space. Maintenance of the free space is provided at no additional charge to the Government."

This Lease Amendment contains **two (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.

[REDACTED]

Title: OWNER
Entity Name: DAVID R. WISE
Date: 10/13/2015

FOR THE GOVERNMENT:

[REDACTED]

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
GSA, Public Buildings Service, 3PRND
Date: 10/14/15

WITNES

[REDACTED]

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Date: 10/13/15

3. Paragraph 1.03, sub-paragraph A of the lease is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

"1.03.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 ¹	\$35,428.00	\$38,454.00
TENANT IMPROVEMENTS RENT ²	\$14,868.21	\$0.00
OPERATING COSTS ³	\$11,696.00	\$11,696.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 0.00	\$0.00
TOTAL ANNUAL RENT	\$61,992.21	\$50,150.00

¹Shell rent calculation:

(Firm Term) \$10.42 per ABOA SF multiplied by 3,400 ABOA SF

(Non Firm Term) \$11.31 per ABOA SF multiplied by 3,400 ABOA SF

²The Tenant Improvement Cost of \$65,656.40 is amortized at a rate of 5 percent per annum over 5 years.

³Operating Costs rent calculation: \$3.44 per ABOA SF multiplied by 3,400 ABOA SF

⁴Building Specific Amortized Capital (BSAC) – \$Zero (\$0.00) - no shatter resistant window film is required at this location.*

INITIALS:  & 
 LESSOR & GOVT