

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-03P-LPA12187
ADDRESS OF PREMISES 500 Grant Avenue East Butler, PA 16029-2111	PDN Number: N/A

THIS AMENDMENT is made and entered into between Mathews International Corporation

whose address is: 2 North Shore Center Pittsburgh, PA 15212

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 1.) **Establish Lease Commencement Date** and 2.) **Clarify 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 February 24, 2016 as follows:


1. The Lease Term Commencement Date is hereby established as February 24, 2016. The lease term is established as February 24, 2016 through February 23, 2026.
2. 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:** 13,991 rentable square feet (RSF), yielding 13,991 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1st floor, of the Building, as depicted on the floor plan(s) attached to the original Lease as Exhibit A.
3. Paragraph 1.03, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:
 - A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

This Lease Amendment contains {3} 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: _____
Title: VP, CFO, I&L WORLDWIDE
Entity Name: MATHEWS INTERNATIONAL CORP.
Date: MARCH 9th 2016

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: GSA, Public Buildings Service, 3PRNK
Date: 3/10/16

WITNESSES:

Signature: _____
Name: _____
Title: Senior Accountant
Date: 3/9/16

	FIRM TERM YEARS 1-5	NON-FIRM TERM YEARS 6-10
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$78,349.60	\$85,345.10
TENANT IMPROVEMENTS RENT ²	\$ 95,614.53	\$0.00
OPERATING COSTS ³	\$ 57,363.10	\$ 57,363.10
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 6,016.13	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$237,343.36	\$142,708.2

1. ¹Shell rent calculation;
2. (Firm Term) \$5.60 per RSF multiplied by 13,991 RSF
3. (Non-Firm Term) \$6.10 per RSF multiplied by 13,991 RSF
4. ²The Tenant Improvement Allowance of \$412,142.95 is amortized at a rate of 6 percent per annum over 5 years.
5. ³Operating Costs rent calculation: \$4.10 per RSF multiplied by 13,991 RSF
6. ⁴Building Specific Amortized Capital (BSAC) of \$26,023.26 are amortized at a rate of 6 percent per annum over 5 years
7. ⁵Parking costs described under sub-paragraph G below

4. Paragraph 1.03, sub-paragraphs B and C, are hereby deleted in their entirety.

INITIALS:  & 
LESSOR GOVT