

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT
NO.7

Page 1 of 1

DATE

7/18/11

TO LEASE NO

GS-03B-09311

ADDRESS OF PREMISES

7851 Traut Drive
Fairview, PA 16415-2463

PDN#

THIS AGREEMENT, made and entered into this date by and between **CBP Erie, LLC**

**80 Curtwright Drive, Suite 5
Williamsville, NY 14221-7055**

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 increase shell rent for the maintenance and replacement, taxes, and insurance of additional change orders.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective January 15, 2011 as follows:

A. Paragraph 12 of the Lease Rider as amended by Supplemental Lease Agreement Number Three is hereby deleted and the following is inserted in lieu thereof:

"12. Rent shall be paid at the following rates:

Years 1 through 20:

Shell Rent: \$601,393.83 annually

Amortized cost for Tenant Alteration Allowance: \$89,091.11 annually

Interest rate at which Tenant Alterations are amortized: 6.5% (TI Loan Amount \$89,091.11)

Cost of Services: \$144,900.00 annually

*The first six months of the lease shall be free of any and all rent (including shell, operating and tenant improvement costs).

ALL OTHER TERMS AND CONDITIONS OF THE LEASE SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: **CBP Erie, LLC**

BY

(Signature)

(Title)

IN PRESENCE OF (witnessed by):

(Signature)

(Title)

UNITED STATES OF AMERICA

BY

(Signature)

Contracting Officer, GSA
(Official title)