

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 16
	TO LEASE NO. GS-03B-12112
ADDRESS OF PREMISES MERCER CORPORATE PARK 300 CORPORATE BOULEVARD ROBBINSVILLE, NJ 08691-1598	PDN Number: N/A

THIS AMENDMENT is made and entered into between
 THOMPSON REALTY CO. OF PRINCETON, INC.

whose address is: 195 NASSAU STREET
 PRINCETON, NJ 08542-7004

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above previously known Lease number 57-6395-07-021, to provide for a change in lease number; to replace the government party to the Lease from [REDACTED] to GSA; to reflect correct Lessor/Payee Address and Building Premises Address; and to establish the square footage, annual rent, and lease term.

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, 2013** as follows:

- A. Use of the GSA Form 276, supplemental lease agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment."
- B. Lease Number 57-6395-07-021 will now be known as Lease Number GS-03B-12112.
- C. Any reference within this lease to [REDACTED] will now be replaced with General Services Administration (GSA).
- D. In no event shall the Lessor enter into negotiations concerning the leased space with representatives of Federal agencies other than Contracting Officers and their designated representatives of the General Services Administration.

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: [REDACTED]

Signature: [REDACTED]
 Name: Carl Names
 Title: VP
 Entity Name: Thompson Realty Co of Princeton
 Date: 9/19/13

FOR THE GOVERNMENT: [REDACTED]

Signature: [REDACTED]
 Name: Carrie Vineberg
 Title: Lease Contracting Officer
GSA, Public Buildings Service, North Branch
 Date: 9-26-13

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: HILSON MCORTAC
 Title: _____
 Date: 9/18/2013

E. The heading of this lease is hereby amended by deleting the existing text and substituting, in lieu thereof, the following:

"This Lease, made and entered into this date by and between Thompson Realty Co. of Princeton, Inc., whose address is 195 Nassau Street, Princeton, NJ 08542-7004."

F. Paragraph 1 of the Standard Form 2 of the previous Lease Number 57-6395-07-021, now referred to as Lease Number GS-03B-12112, is hereby amended by deleting the existing text in its entirety and by inserting in lieu thereof the following:

"1. The Lessor hereby leases to the Government the following described premises: 25,459 ANSI/BOMA Office Area Square Feet of office and related space yielding 25,717 Rentable Square Feet and 104 outside parking spaces, 10 of which shall be assigned and marked as "reserved" for U.S Government vehicles, located at Mercer Corporate Park, 300 Corporate Boulevard, Robbinsville, NJ, 08691-1598, to be used for such purposes as may be determined by the General Services Administration."

G. Paragraph 2 of the Standard Form 2 of the previous Lease Number 57-6395-07-021, now referred to as Lease Number GS-03B-12112, is hereby amended by deleting the existing text in its entirety and by inserting in lieu thereof the following:

"2. TO HAVE AND TO HOLD, the said premises with their appurtenances from May 1, 2009 to April 30, 2019, subject to termination and renewal rights as may be hereinafter set forth."

H. Paragraph 3 of the Standard Form 2 of the previous Lease Number 57-6395-07-021, now referred to as Lease Number GS-03B-12112, is hereby amended by deleting the existing text in its entirety and by inserting in lieu thereof the following:

"3. The Government shall pay the Lessor annual rent of \$621,602.97 at the rate of \$51,800.25 per month in arrears. The annual rent of \$621,602.97 breaks down as follows:

Shell Rent:	\$259,253.10 per year
Operating Rent:	\$143,265.87 per year*
Tenant Improvement Rent:	\$219,084.00 per year

Beginning May 1, 2014, the annual rent will be reduced by \$8.52/rentable square foot (\$219,084.00 per year), to account for the Government's full payment of the amortized tenant improvements. The annual rent of \$402,518.97 breaks down as follows:

Shell Rent:	\$259,253.10 per year
Operating Rent:	\$143,265.87 per year*

* This amount reflects operating cost adjustments through 2013, subject to future annual operating cost adjustments.

Rent for a lesser period shall be prorated. Rent checks will be made payable to Thompson Realty Co. of Princeton, Inc., 195 Nassau Street, Princeton, NJ, 08542-7004."

INITIALS:  LESSOR &  GOVT