

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 6
	TO LEASE NO. GS-03P-LNJ12209
ADDRESS OF PREMISES 51 Haddonfield Road Cherry Hill, NJ 08002-4801	PDN Number:

THIS AMENDMENT is made and entered into between **51 Haddonfield Equities LLC**

whose address is: **555 US Highway 1 South, 2nd Floor
Iselin, New Jersey 08830-3179**

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 effective date and rent commencement.

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 **November 15, 2016** as follows:

A. GSA Lease Form L201C Lease Term is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

“TO HAVE AND TO HOLD the said Premises with its appurtenances for the term beginning on November 15, 2016 to November 14, 2026, subject to termination rights as may hereinafter be set forth.”

B. Paragraph 1.01 The Premises (Jun 2012) is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

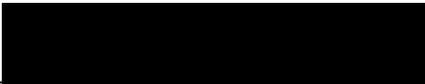
“The Premises are described as follows:

A. Office and Related Space: 10,713 rentable square feet (RSF), yielding 9,210 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 3rd floor, and known as Suites 301 and 335 of the Building, as depicted on the floor plan attached hereto as Exhibit A.

This Lease Amendment contains 2 page.

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: Richard A. Eby
Director of RISK Management
 Entity Name: 51 Haddonfield Equities LLC
 Date: 11-25-16

FOR THE GOVERNMENT:

Signature: 
 Name: Cathleen Ryer
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, 3PRND
 Date: 11-30-2016

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: _____
 Title: Elizabeth Inglis
Assistant
 Date: 11-29-16

B. **Common Area Factor:** The Common Area Factor (CAF) is established as 16.31921824. This factor, which represents the conversion from ABOA to rentable square feet, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.”

C. Paragraph 1.03 A, Rent and Other Consideration (Oct 2014) is hereby amended by deleting the existing text in its entirety 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:

	FIRM TERM	NON-FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$110,520.00	\$138,150.00
TENANT IMPROVEMENTS RENT ²	\$115,216.06	\$0.00
OPERATING COSTS ³	\$65,391.00	\$65,391.00
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$12,212.36	\$0.00
PARKING ⁵	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$303,339.42	\$203,541.00

¹Shell rent calculation:

(Firm Term) \$10.32 per RSF (rounded) (or \$12.00 per ABOA) multiplied by 10,713 RSF

(Non-Firm Term) \$12.90 per RSF (rounded) (or \$15.00 per ABOA) multiplied by 10,713 RSF

²The Tenant Improvement Allowance of \$51.41 per ABOA (total TI amount \$473,522.94) is amortized at a rate of 8 percent per annum over 5 years.

³Operating Costs rent calculation: \$6.10 per RSF (rounded) (or \$7.10 per ABOA) multiplied by 10,713 RSF

⁴Building Specific Amortized Capital (BSAC) of \$6.00 per ABOA are amortized at a rate of 4 percent per annum over 5 years

⁵Parking costs described under sub-paragraph G below

INITIALS: AK & CR
LESSOR & GOVT