

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. ~~145~~ DATE 2/4/08
TO LEASE NO. GS-02B-23096

ADDRESS OF PREMISES: 11 Centre Place
Newark, NJ 07102

THIS AGREEMENT made and entered into this date by and between Claremont Newark LLC, a New Jersey Limited Liability Company

Whose address is: c/o The Claremont Group, LLC
1316 Madison Avenue,
New York, NY 10128

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

WHEREAS, the parties hereto desire to amend the above lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective as of the above date as follows:

-See Attached-

subscribed their names as of the above date.

MANAGUA MORA

(Title)

1316 MADISON AVE, NY NY 10128

(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

Contracting Officer
(Official Title)

SUPPLEMENTAL LEASE AGREEMENT #14
GS-02B-23096

1. As per Paragraph 2.3, Tax Adjustment, of the Lease, the base year for calculating tax adjustments is hereby established as calendar year 2003, and the base year taxes are hereby established as \$646,229.52.
2. Effective in calendar year 2003, the Lessor represents that the Premises qualified for the fifteen (15) year tax abatement set forth in paragraph 18 of the Lease Rider. Upon expiration of the Lessor's PILOT payments in 2018, the Lessor and Government shall re-establish the base year taxes above in accordance with Paragraph 2.3, Tax Adjustment, to this lease.
3. Paragraph 1 of the Lease Rider is hereby amended to reflect the correct block and lot number for the Leased Premises. The block and lot/parcel or other identification numbers for the property, building(s), and parking areas(s) occupied under this lease are: Block 129, Lot 1.
4. As per paragraph 19 of the Lease Rider, the Government is deemed to occupy 96% of the building.
5. Except as modified by this Supplemental Lease Agreement, all other terms and conditions of the Lease shall remain in full force and effect, and in the event that any terms and conditions of this Supplemental Lease Agreement conflict with any terms and conditions of the Lease or any previous Supplemental Lease Agreements, the terms and conditions of this Supplemental Lease Agreement shall govern and control.

Lessor: _____

Government: _____