

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT NO. <b>16</b>	DATE <i>April 23, 2008</i>
	TO LEASE NO. <b>GS-02B-23096</b>	

ADDRESS OF PREMISES: 11 Center Place, Newark, New Jersey 07102

**THIS AGREEMENT**, made and entered into this date by and between Claremont Newark LLC, a New Jersey Limited Liability Company whose address is 1316 Madison Avenue, New York, New York 10128

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

WHEREAS, by Supplemental Lease Agreement No. 11, the Government acquired approximately 12,777 ANSI/BOMA Office Area square feet of expansion space on the ground floor space at the captioned leased premises at an increase in the annual rental rate of \$719,924.97 or \$53.53 per rentable square foot (rsf); and  
 WHEREAS, the effective date and term of the expansion space was to be effective upon the Substantial Completion of the Landlord's Work set forth in said Supplemental Lease Agreement; and  
 WHEREAS, the Landlord substantially completed the Landlord's Work effective March 19, 2008.

NOW THEREFORE, for and in consideration of the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Lease is hereby amended effective as of March 19, 2008, as follows:

Continued on Attached Pages.

All other terms and conditions of the Lease as supplemented and/or amended shall remain in full force and effect.

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

*Claremont Newark LLC*



(Signature)

*Managing Member*  
\_\_\_\_\_  
(Title)

*1316 Madison Ave*  
(Address) *New York, NY 10128*



GENERAL SERVICES ADMINISTRATION

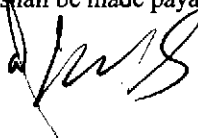
Contracting Officer  
\_\_\_\_\_  
(Official Title)

Paragraph 1 of the Lease is deleted and the following Paragraph 1 is substituted in lieu thereof:

1. Commencing on March 19, 2008, the leased space shall be increased so as to comprise the following:  
Approximately Two Hundred Forty-Seven Thousand Sixty-Seven (247,067) rsf of space to yield approximately Two Hundred Thirty-Three Thousand Six Hundred Sixty-Four (233,664) ANSI/BOMA Office Area Square Feet of space comprising the entire twelve-story building with 400 garage parking spaces, in the building known and designated as 11 Center Place, Newark, New Jersey, to be used for office and related purposes.
2. Paragraph 3 of the Lease is deleted and the following Paragraph 3 is substituted in lieu thereof:

Commencing upon March 19, 2008, the annual rent payable by the Government to the Lessor shall be increased to \$13,224,582.12 at the rate of \$1,102,048.51 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Claremont Newark LLC  
~~g/o the Brown Group~~  
1316 Madison Avenue  
New York, New York 10128



3. Paragraph 5 of the Lease, as amended in Supplemental Lease Agreement No. 1, is deleted, and the following paragraph 5 is substituted in lieu thereof:  
Two five (5) year periods (each a "Renewal Term" and collectively, the "Renewal Terms"), subject to cancellation rights as set forth in Paragraph 4 of the basic Lease document; provided notice be given in writing to the Lessor at least one hundred twenty (120) days before the end of the Initial Term or any Renewal Term. The Government shall pay the Lessor annual rent of \$15,184,737.82 (\$61.46 per rsf) at the rate of \$1,265,394.82 per month in arrears plus accrued escalations to the date of each renewal option period. Rent for a lesser period shall be prorated. All other terms and conditions of this Lease shall remain the same during any renewal Term. Said notice(s) shall be computed commencing with the day after the date of mailing.

Lessor

Government

