

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 17	DATE
	TO LEASE NO. GS-02B-23096	

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. 16, the Government accepted the ground floor expansion space acquired by Supplemental Lease Agreement No. 11 commencing March 19, 2008; and
 WHEREAS, the annual rental rate to be paid to the Lessor in said Supplemental Lease Agreement No. 16 was erroneously stated to \$13,224,582.12 instead of \$13,274,236.44; and
 WHEREAS, the parties want to correct the amount of rent to be paid by the Government to the Lessor.

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.

the Lease as supplemented and/or amended shall remain in full force and effect.

parties subscribed their names as of the above date.

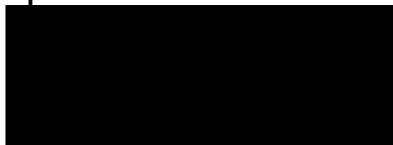


Signature)

MEMBER

(Title)

IN PRESENCE OF:



RATION

Contracting Officer

(Official Title)

1. 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 \$13,274,236.44 at the rate of \$1,106,186.37 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Claremont Newark LLC
1316 Madison Avenue
New York, New York 10128

2. 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.

JG

JMB