

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 19

DATE  
6/24/10

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-

es subscribed their names as of the above date.

MEMBER

(Title)

1316 Madison Ave Ny Ny 10128

(Address)

GENERAL SERVICES ADMINISTRATION

Contracting Officer  
(Official Title)

**SUPPLEMENTAL LEASE AGREEMENT #19**  
**GS-02B-23096**

1. Attached hereto and made apart of this SLA is "Exhibit A," which represents a GSA-directed change order previously performed by the Lessor as part of SLA #18. The Government shall pay the Lessor \$416.88 for the change order, which reflects the payable balance of this work after applying the Contingency Allowance set forth in Paragraph 4 of SLA #18 to this lease.
2. The Lessor hereby agrees to provide all necessary materials, equipment, labor and supervision for the performance of additional alterations to the 7th floor of the Leased Premises. Attached to and made part of this Agreement is Exhibit "B" which sets forth the Lessor's cost proposal for this work, and Exhibit "C" which incorporates the Government's scope of work to be performed by the Lessor as part of this Agreement.
3. The Lessor hereby agrees to complete the work set forth in Paragraph 2 above within twenty (20) calendar days from the date that the Government executes this Agreement. If delays arise from unforeseeable causes beyond the control of the Lessor and/or his contractor, the Lessor shall notify the Contracting Officer in writing within two (2) days after such delay begins. The Contracting Officer shall ascertain the facts; determine the extent of the delay; and grant time extensions if justified. In addition, the Lessor shall make the arrangements with the tenant to perform the work so that minimum interference with Government activities will result.
4. Upon the completion and acceptance of the work covered by this Agreement, and receipt of a proper invoice from the Lessor, the Government shall reimburse the Lessor in a one-time lump-sum payment of \$7,820.58 for such work, which includes the amount referenced in Paragraph 1 above. In the event of any decrease in the overall scope of work, the lump-sum cost shall be reduced accordingly. In no event shall payment be made pursuant to this provision until the Government has accepted the work as satisfactorily completed. If upon inspection by the Government, the work is not completed to the satisfaction of the Government, the Lessor shall correct the problems without any additional cost to the Government. In no event shall the Government pay more than the above-referenced amount for the work detailed and covered in this Agreement.

The Lessor agrees that the invoice shall be printed on the same letterhead as the payee named in this Lease, shall reference the PDN# PS0017431 and shall be sent to:

General Services Administration  
Finance Division  
819 Taylor Street  
Forth Worth, Texas 76102-0181

The Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer.

5. The Lessor agrees to maintain and repair all items furnished and installed as part of this SLA in accordance with the provisions of the Lease and in the same manner as all other tenant improvements provided by the Lessor under this Lease. The Lessor shall not be reimbursed for any services and/or work unless approved in advance and in writing by an authorized official of the U.S. General Services Administration (GSA).

Lessor: \_\_\_\_\_

Government: \_\_\_\_\_

*JL*  
*JW*