

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 55
TO LEASE NO. GS-02B-23182

DATE
6-04-09

ADDRESS OF PREMISES: 1100 Raymond Boulevard, Newark, New Jersey 07102-5234

THIS AGREEMENT, made and entered into this date by and between
Centre Market Building, LLC

Whose address is: 39. S. LaSalle Street, Suite 1010
Chicago, Illinois 60603

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

WHEREAS, the parties hereto desire to amend the Lease to authorize alterations to the premises and certain repairs and maintenance.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, as follows:

The Lessor shall at the Lessor's sole cost and expense provide all labor, material and permits to install four (4) handicap door openers. The scope of work and locations are described in Exhibit 1. Upon the completion of the alterations and the Government's acceptance of the alterations as substantially complete, the Lessor shall submit an invoice in the amount of \$25,394.20 on Centre Market Building, LLC letterhead citing PD# PS0014638 on the invoice to the General Services Administration, Finance Division-7BCP, 819 Taylor Street, Fort Worth, TX 76102-0181.

The Lessor will provide the semi-annual maintenance for the four handicap door openers that consists of checking oil levels for each closer, greasing as needed, and checking the timing of each opener as well as an overall check to insure correct operation.

The parties agree that included in the \$25,394.20 charge for the installation of the four handicap door openers is a fixed charge to the Government of \$8,000 to reimburse the Lessor for the semi-annual maintenance of the door openers over the remaining lease term. Any additional repairs or maintenance required will fall under the terms and conditions of the Maintenance Agreement found in Supplemental Agreement No. 39.

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

LESSOR [REDACTED] C Newark Management, LLC Manager

BY [REDACTED] Gerald S. Kaufman, Manager

IN PRESEN

39 South LaSalle Street #1010, Chicago, IL 60603

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

[REDACTED] Contracting Officer

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(Official Title)

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Supplemental Lease Agreement No. 55 (continued)
To Lease GS-02B-23182

The Government authorizes the Lessor to perform the following maintenance and repairs:

<u>Lessor's Change Orders</u>	<u>Charge</u>
49 AHU 1 Bray Butterfly Valve Replacement	
50 AHU 1 Smoke Detector Relocation	
52 Chiller #2 Expansive Valve	
54 HVAC RTU 12 Gas Leak	
56 Boiler Feed Pump #1	
57 Steam Condensate Pump	
58 Condensate Return Pump Boiler	
59 Additional Filter Changes AHU 1	
61 Chiller #1 Circuit #1 failure	
66 Quote to Power Wash Chillers	
69 RTU-11 refrigerant leak	
70 Exhaust Fan No. 12 Gun Range	
72 Condensate Return Pumps AHU -1	
Total Charge:	\$47,360.12

The Lessor shall at the Lessor's sole cost and expense provide all labor, materials and permits and perform the work for the above Lessor's Change Orders. Upon the completion of the maintenance and repairs and the Government's acceptance of the work as substantially complete, the Lessor shall submit an invoice in the amount of \$47,360.12 on Centre Market Building, LLC letterhead citing PD# PS0013868 on the invoice to the General Services Administration, Finance Division-7BCP, 819 Taylor Street, Fort Worth, TX 76102-0181.

All other terms and conditions of the lease will remain in full force and effect.

LESSOR 
GOV'T 