

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1 TO LEASE NO. GS-02B-23660	DATE 1/13/11
---	--	-----------------

ADDRESS OF PREMISES: Kalisa Park, 1 Kalisa Way, Paramus, New Jersey 07652

THIS AGREEMENT, made and entered into this date by and between **Paramus Woodbrook Venture, LLC** whose address is: **c/o Bergman Real Estate Group Woodbridge Towers, 555 U.S. Highway 1 South Iselin, NJ 08830-3150**

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

WHEREAS, the parties hereto desire to amend the above Lease, dated December 17, 2009, and

WHEREAS, the parties have agreed that the Government will pay shell rent for the Phase I area during the period of Government delay of 62 calendar days in the delivery of the Design Intent Drawings, and

WHEREAS, the parties have accepted the Phase I area of Tenant Improvements effective November 17, 2010, which area measures 4,133 ANSI/BOMA square feet or 4,960 rentable square feet,

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

1. In accordance with Section 5.10B. "Design Intent Drawings", and the Government's failure to comply with said delivery schedule of Design Intent Drawings, it is hereby agreed to by and between Government and Lessor that effective September 16, 2010 the Government shall commence partial payments of the Shell rent only at the annual rate of \$80,352.00, which shall be paid at a monthly rate of \$6,696.00 in arrears for the Phase I space only which consists of 4,133 ANSI/BOMA square feet or 4,960 rentable square feet.
2. The Government has accepted the Phase I area of Tenant Improvements effective November 17, 2010, which area measures 4,133 ANSI/BOMA square feet or 4,960 rentable square feet.
3. Effective November 17, 2010 the Government shall commence partial rental payments of Shell rent, Operating costs, and partial TI amortization for the Phase I area only at the annual rate of \$138,526.92, which shall be paid at a monthly rate of \$11,543.91 in arrears based on annual Shell rent of \$80,352.00, annual Operating costs of \$28,768.00 and annual TI amortization of \$29,406.92 (Phase I TI cost of \$126,757.47 amortized over five years at 6% interest). Upon acceptance of the remaining Tenant Improvements, the annual rent will be adjusted to consist of Shell rent of \$16.20/RSF and Operating costs of \$5.80/RSF for total square footage of the Premises. In addition to the aforementioned Shell rent and Operating costs, the annual rent will be adjusted to include, upon acceptance of all of the Tenant Improvements for 15,079 ABOA Square Feet, the unamortized portion of the Phase I TI cost of \$126,757.47. This amount will be re-amortized for five years at 6% and added to the remaining TI costs of \$167,923.52, (approved TI cost of \$294,680.99 per the Notice to Proceed less the Phase I Tenant Improvement cost of \$126,757.47).
4. The Commission Credit in accordance with paragraph 13 of the Rider to the Lease will be applied upon acceptance of the entire space and lease commencement.

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

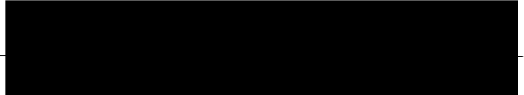
LESSOR: **Paramus Woodbrook Venture, LLC**



Member

(Title)

IN PRESENCE OF:



(Address)

UNITED STATES OF AMERICA
GENERAL SERVICES ADMINISTRATION

BY _____

CONTRACTING OFFICER
(Official Title)