GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT  

ADDRESS OF PREMISES 325 West Side Ave., Jersey City, NJ 07305  

THIS AGREEMENT, made and entered into this date by and between Claremont Jersey City, LLC  
whose address is 1316 Madison Avenue, New York, NY 10128  

described there names as of the above date.  

WHEREAS, the parties hereto desire to amend the above lease, to (a) establish the date for start of rent; (b) adjust the  
Tenant Improvement (TI) Allowance; (c) adjust the rent for the ten (10) year term of the Lease; (d) pay the Lessor the  
overage in Tenant Improvements.  

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease  
is amended, effective March 26, 2012 as follows:  

See Attached  

shall remain in force and in effect.  

1316 Madison Ave, New York NY 10128  

(Address)  

MAY 16 at 11:46  

ADMINISTRATION  

Contracting Officer  

(Official Title)  

ADMINISTRATION  

Contracting Officer  

(Official Title)  

ADMINISTRATION  

Contracting Officer  

(Official Title)
Attachment to Supplemental Lease Agreement No.1 to GS-028-23777

1. The term of the Lease, together with rental payments shall commence on March 26, 2012 and shall continue for a period of ten (10) years through and including March 25, 2022.

2. Paragraph 13 of the Rider to Lease to GS-028-23777 will be replaced in its entirety with the following: "The Lessor agrees to contribute a Tenant Improvement (TI) Allowance of $2,022,925.90 toward the cost of TI. Such contribution has been included as part of the rental consideration set forth in Paragraph No. 14 below. The Lessor’s contribution toward the TI cost will be amortized over one hundred twenty (120) months compounded at an interest rate of 6% per annum for a total tenant improvement rental of $269,503.498571 per annum or $6.497661318 per rentable square foot/$7.472301510 per ANSI/BOMA office area square foot. In the event the TI cost is less than $2,022,925.90, only the actual TI cost shall be amortized into the annual rent in the same manner as set forth above and the rental set forth in Paragraph No. 14 below shall be reduced accordingly. Such rental reduction, if applicable, will be memorialized in a Supplemental Lease Agreement. The Government will reserve the right at any time to reimburse the Lessor with lump sum payments to buy down any or all portions of the tenant improvement cost”

3. Paragraph 14 of the Rider to Lease to GS-028-23777 will be replaced in its entirety with the following: "The Government shall pay the Lessor a total annual rental of $40.377661318 per rentable square foot for a total of $1,674,744.25849 per annum at the rate of $139,562.021541 per month paid in arrears. Annual rental includes $6.497661318 per rentable sq. ft. ($269,503.498571 per annum) for the amortization of the Lessor’s contribution to the TI cost. This annual rental shall be subject to adjustment as set forth in Paragraph 13 above and shall be subject to CPI and tax adjustment pursuant to Paragraphs 18 and 19 of the Rider to Lease and as set forth in Paragraphs 4.2 and 4.3 of Section 4.0.

4. The Government shall pay the Lessor a one time lump-sum payment in the amount of $1,567,879.10 ($3,590,805.00 price of build-out (subtracted by) TI in the Lease $2,022,925.90 = $1,567,879.10 overage in TI) which represents the overage in the Government Tenant Improvement Allowance. The Government shall reimburse the Lessor for the overage in construction costs within thirty (3) days, upon submittal and reasonable approval of a proper invoice. The invoice shall include the following:

- Invoice Date;
- Name of Lessor as shown on the Lease;
5. The lessor shall be required to maintain all items and repair all items furnished and installed as part of this Supplemental Lease Agreement 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.

6. Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and in effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous Supplement Lease Agreement(s), the terms and conditions of this Agreement shall control and govern.