GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

ADDRESS OF PREMISES: 111 Town Square Place, 5th Floor, Jersey City, NJ 07310-1755

LEASE AMENDMENT No. 4
TO LEASE NO. GS-02B-23918

PDN Number:

THIS AGREEMENT, made and entered into this date by and between Newport Office Center I Limited Partnership
whose address is: 111 Town Square Place, Suite 1505, Jersey City, NJ 07310
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties desire to amend the above Lease to reconcile (1) the tenant improvement allowance; (2) confirm the rent
start and term commencement dates; and (3) order changes to the tenant improvements.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby
acknowledged, covenant and agree that the said Lease is amended, effective September 25, 2013 as follows:

I. The Government accepts the space as substantially complete as of September 25, 2013. The punch list prepared
on the date of substantial completion is attached as Exhibit A. The Lessor agrees to promptly complete the punch
list items which must occur after the Government’s installation of furniture.

II. The rent commencement date and lease commencement date is hereby established as September 25, 2013. The
five-year firm term shall commence September 25, 2013 and continue through September 24, 2018.

III. Pursuant to Lease Amendment #3, The Lessor shall be compensated through a retroactive rental payment in the
amount of $271,151.50 for 289 days of delays. This amount is due upon execution of this Lease Amendment #4.
Submission of an invoice for this amount is not necessary. Upon payment of this amount, Lessor agrees it is
compensated for all payments as a result of the Government delay prior to September 25, 2013.

IV. The lease term shall be reduced by 289 days at the end of the lease term which results in a lease termination date of
December 9, 2022. The Lease term shall continue through December 9, 2022 subject to termination rights with 120
days written notice on or after the fifth year.

SEE PAGE 2 FOR CONTINUATION

This Lease Amendment contains 5 pages.

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

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

FOR THE LESSOR:

Signature:
Name: Arnold S. Lehner
Title: Vice President
Entity Name: Newport Office Center I LP
Date: February 27, 2017

FOR THE LEASE CONTRACTING OFFICER:

Signature: 
Name: Queen Ebony Princess Al.
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service
Date: 5/12/2014

WITNESS FOR THE LESSOR BY:

Signature:
Name: 
Title: 
Date: 

Lease Amendment Form 09/12