

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-02B-23918
ADDRESS OF PREMISES: 111 Town Square Place, 5 th Floor, Jersey City, NJ 07310-1755	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. Lehman
Title: Vice President
Entity Name: Newport Office Center I LP
Date: February 27, 2014

FOR THE 

Signature: 
Name: Queen Ebony Princess Ali
Title: Lease Contracting Officer
GSA, Public Buildings Service, Leasing
Date: 5/2/2014

WITNESSES FOR THE LESSOR BY 

Signature: 
Name: Elissa Ganbarq Denudu
Title: Assoc Counsel
Date: 2/27/14