

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 01
	TO LEASE NO. GS-02B-23952
ADDRESS OF PREMISES: 1500 Lower Road Linden, NJ 07036-6524	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between **SPG Lower Road, LLC**

whose address is: 100 Front Street, Suite 350
Conshohocken, Pennsylvania 19428-2889

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

WHEREAS, the parties hereto desire to amend the above Lease, to issue the notice to proceed with the construction of the demised premises.

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


SEE ATTACHED

This Lease Amendment contains 3 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.

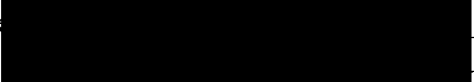
FOR THE

Signature:  *pw*
Name: _____
Title: Authorized Signatory
Entity Name: SPG Lower Road, LLC
Date: 5-22-14

FOR THE GOVERNMENT:

Signature: 
Name: _____
Title: Lease Contracting Officer
US GSA, Public Buildings Service
Date: 5.23.2014

WITNE

Signature: 
Name: _____
Title: Vice President
Date: 5-22-14

1. The construction plans that are dated November 20, 2012 shall be made part of this Lease Agreement and hereinafter referred to as the "Final Construction Plans" annexed hereto and labeled Exhibit "B".
2. The Lessor and the Government agrees that based upon the Final Construction Plans, the total cost of the Tenant Improvements (TI) is \$2,332,858.46. This price includes all tenant improvement costs including, but not limited to, all architectural and engineering fees, General Contractor's fee, bank fee, General Condition fee, expediter fees, labor, materials, taxes and overhead and profit. This price excludes permitting fees, concrete floor prep (div 9), projection screen (div 10), bio safety cabinets (div 11), cabinet locks, dishwasher (div 12), IT Cat 6 home runs to server room (div 27), XXXXXXXXXX, AI phones, fence modifications, civil engineering fees for fence design (div 32) and all future change orders to build the leased premises.
3. June 5, 2013 shall be considered the Government's notice for the Lessor to proceed with the work to construct the leased space in accordance with the specifications as set forth in the lease and the Final Construction Plans.
4. Upon substantial completion of the space by the Lessor and acceptance by the Government as satisfactorily complete, the parties shall execute a supplemental Lease Amendment (LA) setting forth the commencement date of the Lease and adjust the annual rent and the amortization of the Tenant Improvement Allowance in accordance with the Lease (Paragraph 3.3 of the SFO).
5. Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and 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 supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

INITIALS:

CL
LESSOR

&

KR
GOVT