

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No.1__
	TO LEASE NO. GS-02B-23963
LEASE AMENDMENT	
ADDRESS OF PREMISES 110 Fieldcrest Avenue Edison, NJ 08837	PDN Number:

THIS AMENDMENT is made and entered into between **Raritan Plaza Associates I LP, a Delaware Limited Partnership** whose address is: **110 Fieldcrest Avenue Edison, NJ 08837-3626**

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 incorporate the final construction plans into the Agreement; memorialize the total cost of the Tenant Improvements; issue the Notice to Proceed with construction; memorialize Lessors Fire Life and Safety compliance.



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 as follows:

SEE ATTACHED

This Lease Amendment contains ²¹{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 LESSOR:

Raritan Plaza Associates, L.P.
By:  nc.
Managing Partner
Signature: _____
Name: Vincent D. Visceglia
Title: Managing Partner
Signature: 
Name: John V. Visceglia
Title: Vice President
Date: _____

FOR THE GOVERNMENT:

Signature: 
Name: FITZGERALD
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 5/20/2013

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: Pennie D'Emilio
Title: Administrative Assistant
Date: _____

SUPPLEMENTAL LEASE AGREEMENT NO. 01
GS-02B-23963

1. The final construction plans dated, March 13, 2013 shall be made part of this Agreement and hereinafter referred to as the "Final Construction Plans" as referenced as follows:

Architectural:

- ITL-2/7.1 Title Sheet - Revision Dated 2-21-2013
- CPL-5/7.1 Demolition & Construction Plan Dated 2-21-2013
- RCP-6/7.1 Reflected Ceiling & Demo Plan Dated 2-21-2013
- ETD-7/7.1 Electric, Telephone, Data Plan Dated 2-21-2013
- FNP-8/7.1 Finish & Furniture Plan Dated 2-21-2013
- DET-9/7.1 Detail Sheet Dated 2-21-2013

MEP:

- E-0/0.1 Electrical Cover Sheet Dated Dated 9-18-2012
- E-1/7.1 7th Floor - Electrical Power Plan Dated 3-13-2013
- E-2/7.1 7th Floor - Electrical Lighting Plan Dated 3-13-2013
- E-3/0.1 Electrical Specifications Dated 9-18-2012
- E-4/0.1 Electrical Details Dated 9-18-2012
- E-5/0.1 Electrical one-line diagram & panel schedule Dated 3-13-2012
- FP-0/0.1 Fire Protection Cover Sheet Dated 9-18-2012
- FP-1/7.1 7th Floor Fire Protection Plan Dated 3-13-2013
- M-0/0.1 Mechanical Cover Sheet Dated 9-18-2012
- MD-1/7.1 Partial 7th Floor Mechanical Demolition Plan Dated 3-13-2013
- M-2/7.1 Partial 7th Floor Mechanical Construction Plan Dated 3-13-2013
- M-3/0.1 Mechanical Specifications Dated 9-18-2012
- M-4/0.1 Mechanical Details and Schedules Dated 9-18-2012
- P-0/0.1 Plumbing Cover Sheet Dated 9-18-2012
- P-1/7.1 7th Floor Plumbing Plan Dated 3-13-2013
- P-2/0.1 Plumbing Details, Schedules & Risers 9-18-2012

2. The Lessor and the Government agree that, based upon the Final Construction Plans, the total cost of the Tenant Improvements (TI) is **\$299,350.34**. This cost includes all tenant improvement costs to build the leased premises, including, but not limited to, all architectural and engineering fees, as well as filing, permit and expediter fees, labor, materials, overhead and profit. The Lease factored in a total TI allowance is **\$168,374.55** over five (5) years at the rate of 0% for a total tenant improvement rental of \$33,674.91 per annum or \$8.09 per rentable square foot. The final notice to proceed reflects a TI cost of **\$130,975.79** above the total TI allowance. The TI cost that exceeds the TI allowance provided for in the Lease will be reimbursed to the Lessor in a lump sum payment upon completion of the Project. The Lessor shall submit an invoice in the above amount to: U.S. General Services Administration, Finance Division- 7BCP, 819 Taylor Street, Fort Worth, Texas 76102-0181 with the following **PD number: PS0026247**.

INITIALS: rv & RS
LESSOR & GOVT

3. Upon execution by the Government, this Lease Amendment shall be considered the Government's notice to the Lessor to proceed with the work to construct the space in accordance with the specifications set forth in the Lease and the Final Construction Plans.
4. Upon acceptance of the space by the Government in accordance with paragraph 5.11 (G) as satisfactorily complete, the parties shall execute a Lease Amendment setting forth the commencement date of the Lease, the termination date of the Lease, the annual rental rate, and the amortization of the Tenant Improvement Allowance in accordance with Paragraphs 8, 11, and, 12, of the Lease.
5. It has been determined that the Lessor has provided adequate documentation as per attachment "A" demonstrating that their building of Fire and Life safety compliant. Lessor is no longer required to implement the required Fire Life and Safety recommendations referenced in paragraph 34 of the Rider to the Lease and Attachment "C" labeled "[REDACTED]" included in the Lease.
6. 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 Lease Amendments, the terms and conditions of this Amendment shall control and govern.

INITIALS: vw & RB
LESSOR GOV'T