

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-02B-23968
ADDRESS OF PREMISES 339 BREWSTER ROAD, NEWARK LIBERTY INTERNATIONAL AIRPORT, NEWARK, NJ 07114-3717	PDN Number: PS0029157

ecopyTHIS AMENDMENT is made and entered into between

AERO NEWARK LLC

whose address is: 201 West Street, Suite 200, Annapolis MD 21401-3401

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

WHEREAS, the parties hereto desire to amend the above lease: (1) establish the Rent Commencement Date and lease term, (2) establish termination rights date, (3) establish the final tenant improvement costs, (4) correct the building address of the leased premises stated in the lease.

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 as follows:

This Lease Amendment contains 4 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: TOM LIN
Title: SVP
Entity Name: Aero Newark, LLC
Date: 12/10/14

FOR THE GOVERNMENT:



Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 12/15/14

WITNESSED FOR THE LESSOR BY



Signature: _____
Name: _____
Title: EXECUTIVE ASSISTANT
Date: 12-10-14

1. The term of the Lease shall commence on October 20, 2014 and continue through June 30, 2021, subject to termination rights as set forth below.
2. The Government may terminate this Lease (in whole or in part) at any time on or after October 20, 2019 upon 120 days written notice to the Lessor. No rental shall accrue after the effective date of the termination. Said notice shall be computed commencing with the day after the date of mailing.
3. The Lessor and the Government hereby agree that the final cost of the tenant improvements is \$197,000.56, which includes the total approved construction cost of \$188,081.75, and four (4) approved change orders totaling \$8,918.81. Of this final cost amount, \$132,461.08 has been amortized into the rental rate over the firm term of the lease. The remaining balance of \$64,539.48 shall be paid to the Lessor in a one-time, lump-sum payment upon the Lessor's submission of a proper invoice to the Government.

Construction Amount	\$166,406.75
Architectural and Engineering Fees	\$21,675.00
Change Orders (inclusive of Lessor 5% PM Fee)	\$8,918.81
Total	\$197,000.56

All invoices sent by the Lessor must be submitted as follows in order to process the one-time lump sum payment:

- Invoice Number: Include a unique invoice number on each invoice submitted for payment.
- Remit to name and address: Please include your address on the invoice.
- Cite PS number on Invoices: PS number: PS0029118
- Invoicing Instructions: Please submit invoices electronically on the Finance Website at www.finance.gsa.gov

If you are unable to process the invoices electronically, you may mail the invoices to the following address:

U.S. GSA Greater Southwest Finance Center (7BCP),
819 Taylor Street,
Fort Worth, Texas, 76102-0181

A copy of the invoice should also be mailed to the Lease Contracting Officer at:

General Services Administration
Attn: Stephen Janssen
Real Estate Acquisition Division, 2PRN,
26 Federal Plaza, 16-100
New York, NY, 10278

4. The Lessor shall proceed with due diligence to complete the deficiencies noted on the attached punch list annexed hereto and labeled Exhibit "A" Punch List Items by November 7, 2014. In the event the deficiencies are not corrected by November 7, 2014, the Government may proceed in accordance with paragraph 11, 552.270-18 DEFAULT BY LESSOR, located in the General Clauses Section (GSA Form 3517b) of the Lease.
5. The correct building address of the leased premises is as follows:

339 Brewster Road, Newark Liberty International Airport, Newark, NJ 07114-3717

INITIALS: *TZ* LESSOR & *[Signature]* GOV'T