

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-02B-24010
ADDRESS OF PREMISES 7 GLENWOOD AVE EAST ORANGE, NJ 07017-1055	PDN Number:PS0029118

**THIS AMENDMENT** is made and entered into between  
7 GLENWOOD ASSOCIATES, LLC  
whose address is: 620 Foster Avenue, Suite 301  
Brooklyn, NY, 11230-1399

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 proceed with all construction work shown on the Construction Drawings and attachments to this Supplemental Lease Agreement

WHEREAS, the parties hereto amend the above referenced lease to memorialize all tenant improvement costs for the [redacted] East Orange Project

WHEREAS, the parties hereto amend the above reference lease to establish a one-time lump sum payment for those alterations that exceeded the tenant improvement allowance

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 6/2/2014 as follows:

This Lease Amendment contains 2 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:** [redacted]

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Entity Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**FOR THE GOVERNMENT:**

Signature: [redacted]  
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 7/10/2014

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**Lease Amendment # 1**  
**GS-02B-24010**  
**7 Glenwood Ave, East Orange, NJ**

1. Pursuant to Sections 4 and 5 of this Lease, the Lessor shall proceed with the construction work shown on Exhibit "A", entitled "Construction Documents" along with the revisions described in Exhibit "B", entitled "Addendum # 1 to Construction Documents".

The following list outlines all the negotiated and agreed upon costs for the design and construction of the 1<sup>st</sup> floor space

Construction Amount	\$670,772.65
Taxes	\$25,034.81
Architectural and Engineering Fees	\$22,570.00
Lessor Soft Costs including Permits	\$12,360.00
<b>Total</b>	<b>\$730,737.46</b>

The above defined costs include but are not limited to overhead and profit, any applicable sales tax, expediting and permitting fees, overtime work, and all pending design corrections specified in Exhibit "B" attached to this Lease Amendment. The Government shall pay to the Lessor, upon substantial completion of the space and receipt of a proper invoice, a one-time lump sum payment in the amount of \$219,747.74, which represents the costs that exceeded the tenant improvement allowance.

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](http://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

INITIALS:

MC  
 LESSOR

&

DF  
 GOVT