

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 01
	TO LEASE NO. GS-02P-LNJ24033 Building Number: NJ4610ZZ
ADDRESS OF PREMISES: 517 Route 1 South Iselin, NJ 08830	PDN Number: N/A

THIS AMENDMENT is made and entered into between Woodbridge Place Associates II, LLC

whose address is: **517 Route 1 South, Iselin, NJ 08830**

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) to establish the commencement date and rental rates of the Lease and (2) document 1 punch list item noted during the acceptance of space.

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:

SEE ATTACHED

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.

<p><u>FOR THE LESSOR</u></p> <p>Signature: _____ Name: _____ Title: <u>Managing Member</u> Entity Name: <u>Woodbridge Place Associates II, LLC</u> Date: <u>4/22/14</u></p>	<p><u>FOR THE GOVERNMENT</u></p> <p>Signature: _____ Name: <u>Kazi Rizvi</u> Title: <u>Lease Contracting Officer</u> <u>US GSA, Public Buildings Service</u> Date: <u>04.24.2014</u></p>
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WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: Vincent M. Ovdega
Title: V.P. American Properties Realty
Date: 4/22/14

1. The term of the Lease, together with the rental payments, shall commence on **March 16, 2014 and shall continue through March 15, 2024**. The term of this Lease is cancelable at any time after March 15, 2019 with not less than 90 days written notice by the Government to the Lessor.
2. Paragraph 1.01 of the Lease is hereby altered, the Government shall pay the Lessor annual rent as follows:

Years 1-5: The Government shall pay the Lessor an annual rent of \$37,935 (\$27/RSF and \$32.67/USF), at the rate of \$3,161.25 per month in arrears. The shell portion of the annual rental amount for March 16, 2014 through March 15, 2019 is \$25,388.35 (\$18.07/RSF and \$21.87/USF). The operating portion of the annual rental amount for March 16, 2014 through March 15, 2019 is \$8,331.65 (\$5.93/RSF and \$7.18/USF).

The annual rent for years 1-10 includes a negotiated Tenant Improvement Allowance (TIA) of \$42,150 amortized over 120 months at a rate of 0% for a total Tenant Improvement rental of \$4,215 per annum (\$3/RSF and \$3.63/USF).

Should the Government exercise its termination rights, the Government shall have no obligation to pay the Lessor any remaining balance for the Tenant Improvement rent beyond the firm term of the Lease.

Years 6-10: The Government shall pay the Lessor an annual rent of \$42,852.50 (\$30.50/RSF and \$36.91/USF), at the rate of \$3,571.04 per month in arrears. The shell portion of the annual rental amount for March 16, 2019 through March 15, 2024 is \$30,305.85 (\$21.57/RSF and \$26.10/USF). The operating portion of the annual rental amount for March 16, 2019 through March 15, 2024 is \$8,331.65 (\$5.93/RSF and \$7.18/USF).

3. Signage is to be installed outside Suite 2200 per instructions given at acceptance of space on March 13, 2014 by April 11, 2014.
4. 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: AL & KR
LESSOR GOVT