

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
NO. 19

DATE
9/2/99

TO LEASE NO. GS-02B-22464

Address of Premises: 99 Tenth Avenue, New York, New York

This Agreement, made and entered into this date by and between Able Empire Group, LP

whose address is 100 Peabody Place, Memphis, Tennessee 38103

hereinafter called the Lessor, and the United States of America, hereinafter called the Government:

Whereas, the parties hereto desire to amend the above Lease, as previously amended, to provide for certain alterations.

Now Therefore, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective as follows:

1. The Lessor hereby agrees to provide all necessary materials, equipment, labor and supervision for the kitchen and storage rehab in the laboratory, Suite 721 on the seventh floor of the leased premises. The renovation will include plumbing and electrical work entailing the installation of a six-foot white formica counter with cabinets underneath. The counter will be equipped with a stainless steel sink with hot and cold water, and a water filtering system to provide potable water for the laboratory staff. In addition, a ground fault current interrupt receptacle will be installed to provide electrical service. The renovation in the new fingerprinting work area will consist of painting the room in a color acceptable to [REDACTED] and installing 25 linear feet of ceramic baseboard tile to match the existing baseboard. Attached to and made part of this Agreement are floor plans and the Lessor's proposal designated as Exhibits A, B, C, D & E that describe & show the areas of work to be performed by the Lessor.
2. The Lessor hereby agrees to complete the installation within (30) calendar days from the date that this Agreement is executed by the Government and delivered to the Lessor. If delays arise from unforeseeable causes beyond the control of the Lessor and/or his contractor, the Lessor shall notify the Contracting Officer in writing of any delay within (5) calendar days after such delay begins. The Contracting Officer shall ascertain the facts, determine the extent of the delay, and grant time extensions if justified. In addition, the Lessor shall make the necessary arrangements with the [REDACTED] to perform the work so that minimum amount of interference with Government activities will result.
3. Upon completion of the work as covered by this Agreement and upon receipt of a proper invoice from the Lessor, the Government shall reimburse the Lessor in a one-time lump sum payment of \$4,471.00 for the renovations. In no event shall payment be made pursuant to this provision until the Government has accepted the renovations as satisfactorily completed. If upon inspection by the Government, the renovations are not satisfactorily completed; the Lessor shall correct the problems without any additional cost to the Government.

See attached

All other terms and conditions of the Lease shall remain in force and in effect.

In Witness Whereof, the parties subscribed their names as of the above date.

Lessor: Able Empire Group, LP

[REDACTED]
In P [REDACTED]
(Signature)

Partner
(Title)
Partner

100 Peabody Place, Suite 1400, Memphis, TN 38103
(Address)

United States of America, General Services Administration

By [REDACTED]
(Signature)

Contracting Officer