

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		SUPPLEMENTAL AGREEMENT NO. 8	DATE APR 15 1994
SUPPLEMENTAL LEASE AGREEMENT		TO LEASE NO. GS-02B-22680	
ADDRESS OF PREMISES			

1133 Avenue of the Americas
New York, New York

THIS AGREEMENT, made and entered into this date by and between

1133 Buildings Corp.

whose address is 1133 Avenue of the Americas-32nd Floor
New York, New York 10036

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 provide for the addition of approx. 29,718 net usable square feet of office space at an increase in rent and certain other *
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended, effective April 1, 1994, as follows:

* consideration as more particularly set forth herein.

Paragraphs 1, 3, 11, 13 and 15 are deleted and the following Paragraphs 1, 3, 13 and 15 are substituted in lieu thereof, and Paragraphs 24, 25, 26, 27, 28, 29 and 30 are added hereto.

"1. The lessor hereby leases to the Government the following described premises:
Approximately one hundred ninety-four thousand two hundred forty six (194,246) net usable square feet of office, storage and special purpose space comprised of the entire second through eleventh floors of the building known and designated as 1133 Avenue of the Americas, New York, New York 10036, as shown on the floor plans labeled Exhibits "A", "B", "C", "D" and "E" annexed and made a part of the basic lease document and Exhibits "F" and "G" annexed hereto and made a part hereof, plus two (2) designated parking spaces on the street level of the building's garage of sufficient size to park two (2) Government vans; to be used for office space, storage, parking, data processing, employee health unit and other related purposes of the Government."

"3. The Government shall pay the Lessor annual rent as follows:

a. Upon acceptance of the 164,528 net usable square feet of office and related space and 2 van parking spaces as substantially complete as provided in the basic lease document, annual rent of \$8,344,860.16 at the rate of \$695,405.01 per month in arrears. Rent for a lesser period shall be prorated.

CONTINUED ON ATTACHED SHEET(S)

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 above date.

LESSOR	11 [REDACTED]	<i>U.P.</i> (Title)
		<i>1133 AVE OF THE AMERICAS, N.Y.</i> (Address)
UN	[REDACTED]	
BY		Contracting Officer (Official Title)