

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

Supplemental Agreement  
No. 1

DATE  
May 22, 1998

TO LEASE NO. GS-02B-22921

ADDRESS OF PREMISES:

Rockaway Boulevard and 159<sup>th</sup> Street, Springfield Gardens, New York

THIS AGREEMENT, made and entered into this date by and between EJM Airport LLC a New York limited liability company,

whose address is c/o Edward J. Minskoff Equities, Inc.  
1325 Avenue of the Americas  
New York, New York 10019

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 increase the rentable square footage and the annual rental.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 26, 1998 as follows:

1. The Government has entered into a lease agreement for 204,000 rentable square feet to yield 173,150 occupiable square feet at the location referenced above at an annual rental of \$8,817,812.06. This agreement serves to increase the rentable square footage by 5,244 rentable square feet for a total of 209,244 rentable square feet and by 4,457 occupiable square feet for a total of ~~176,607~~ occupiable square for an increase in annual rental of \$226,266.61 and a total annual rental of \$9,044,434.67. *177,607 sq*

2. In the event that any of the terms and conditions of this Supplemental Lease Agreement conflict with any of the terms and conditions of the Lease, the terms and conditions of this Supplemental Lease Agreement shall control and govern.

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

IN WITNESS WHEREOF, the parties subscribed there names as of the above date.

Member

(Title)

(Signature)

*1325 Ave. of the Americas, NY, NY 10019*  
(Address)

UN  
BY [REDACTED] GENERAL SERVICES ADMINISTRATION

Contracting Officer

(Official Title)