

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
2

DATE NOV 18 2011

TO LEASE NO. GS-02B-23751

ADDRESS OF PREMISES 365 Bridge Street
Brooklyn, NY 11201-3807

THIS AGREEMENT, made and entered into this date by and between METROTECH, LLC I

whose address is: 4611 12th Avenue
Brooklyn, NY 11219-2539

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the tenant improvement allowance is being increased by \$7,500.00 due to increased architectural services during the construction period and amortized over 1 month at a 0% interest rate;

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government;

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.

BY _____
(Signature)

(Title)

IN THE PRESENCE OF (witnessed by:)

(Signature)

(Address)

Contracting Officer

Supplemental Lease Agreement #2
GS-02B-23751
365 Bridge Street
Brooklyn, NY 11201-3807

1. The Lessor agrees to contribute a tenant improvement (TI) allowance of \$2,046,808.00 toward the cost of the TI work. Such contribution has been included as part of the rental consideration set forth in paragraph 2 below. The Lessor's contribution toward the TI work will be amortized as follows:

The first \$636,720.00 will be amortized over the first 10-years of the Lease term together with interest at a rate of 6.00% per annum (\$84,826.77 per annum). The next \$1,402,588.00 will be amortized over the first 90 months of the Lease term together with interest at a rate of 6.00% per annum (\$232,693.95 per annum). The remaining \$7,500.00 will be amortized over the first month of the Lease term together with interest at a rate of 0.00% per annum (\$90,000.00 per annum)

2. The Government shall pay the Lessor rent as follows:

- a. For month 1 the Government shall pay the Lessor annual rent in the amount of \$966,600.00 at a rate of \$80,550.00 per month in arrears; plus \$407,520.72 per annum at a rate of \$33,960.06 per month in arrears for the amortization of the Lessor's contribution to the TI cost.
- b. For months 2-90 the Government shall pay the Lessor annual rent in the amount of \$966,600.00 at a rate of \$80,550.00 per month in arrears; plus \$317,520.72 per annum at a rate of \$26,460.06 per month in arrears for the amortization of the Lessor's contribution to the TI cost.
- c. For months 91-120 the Government shall pay the Lessor annual rent in the amount of \$966,600 at a rate of \$80,550.00 per month in arrears; plus \$84,826.77 per annum at a rate of approximately \$7,068.90 for the amortization of the Lessor's contribution to the TI cost.
- d. For months 121-180 the Government shall pay the Lessor annual rent in the amount of \$966,600.00 at a rate of \$80,550.00 per month in arrears:

Rent for a period of less than one month shall be prorated. Rent shall be made payable to:

Metrotech LLC, I
4611 12th Avenue
Brooklyn, NY 11219

LESSOR JB GOVERNMENT SE