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

[Signatures and titles redacted]

IN THE PRESENCE OF (witnessed by:)

[Signature] (Address)

GSA DC 69-1176

GSA FORM 276 JUL 67
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 $407,520.72 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