

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-02B-23848
ADDRESS OF PREMISES 220 East 161 st Street, Bronx, New York, 10451-3531	PDN Number: PS0027391

THIS AMENDMENT is made and entered into between CP Associates LLC,

whose address is:

7 Penn Plaza
Suite 618
New York, NY 10001

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 make a one-time Lump Sum Payment for Tenant Improvements costs that exceed the Tenant Improvement Allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 09/17/2013 as follows:

- Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$428,965.93, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.
- In no event will payment be made pursuant to this paragraph until a proper invoice is submitted by the Lessor and the work has been accepted by the Government as satisfactorily completed.
The following information should be submitted on lessor's company invoice in order to process your payment:
 - Invoice Number:** Include a unique invoice number on invoice submitted for payment.
 - Remit to name and address:** Please include your address on the invoice.
 - Cite PS number on invoice:** PS0027391
 - Invoicing Instructions:** Submit electronically on the Finance website at www.finance.gsa.gov

This Lease Amendment contains 2 pages.

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 below date.

FOR THE LESSOR:

Signature: _____
Name: _____ *Fell*
Title: _____ *Member*
Entity Name: _____ *ates LLC*
Date: _____

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: _____ *Lease Contracting Officer*
GSA, Public Buildings Service, *2 PRM*
Date: _____ *9/19/13*

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____ *Kandall Briskin*
Title: _____ *VP Leasing*
Date: _____ *9/18/13*

Lease GS-02B-23848
Lease Amendment No. 1

If you are unable to process the invoice electronically, you may mail the invoice to the following address:

U.S. GSA Greater Southwest Finance Center (7BCP),
819 Taylor Street,
Fort Worth, Texas, 76102-0181.

A copy of the invoice should also be mailed to the Lease Contracting Officer at:

General Services Administration,
Attn: Banfield Smith
Real Estate Acquisition Division, 2PRM,
26 Federal Plaza, Room 16-100,
New York, New York, 10278.

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

INITIALS:


LESSOR

&


GOVT

Charles Vitale
for
Banfield
Smith