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: (1) establish the Lease Term Commencement Date; (2) establish the Lease Term; (3) order changes to the tenant improvements; (4) and memorialize the Lessor's agreement to waive double-rent.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective April 1, 2014 as follows:

1) Use of the GSA form 276, Supplemental Lease Agreement, has been discontinued. All references in the Lease to "GSA form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

2) The Government accepts the space as substantially complete as of April 1, 2014. The punch list is incorporated by reference and is attached to this Lease Amendment ("LA"). The Lessor agrees it will complete all punch list items within 30 days of execution of this LA.

3) The rent commencement date and Lease Term Commencement Date is hereby established as April 1, 2014. The Lease term shall continue through March 31, 2024.

4) The Lessor acknowledges that GSA has vacated the premises under Lease LNY22815 and agrees that rent charges for Lease LNY22815 shall cease as of March 1, 2014.

5) The tenant improvement allowance has been fully utilized. The rent shall be as set forth in the Lease.

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: [Redacted]
Name: [Redacted]
Title: [Redacted]
Entity Name: CP Associates, LLC
Date: 8/13/14

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: [Redacted]
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service
Date: 8/21/2014

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: [Redacted]
Title: LEASE AMENDMENT
Date: 8/13/14
6) The Lessor agrees to complete the installation of the new elevator and the subsequent modernization of the existing elevator by September 30, 2014.

7) Tenant improvement costs of $1,274,280.84 were established in LA#01. Subsequently, the Government requested changes in the scope of tenant improvements. The Government hereby orders the following changes to the tenant improvements:

<table>
<thead>
<tr>
<th>ITEM</th>
<th>COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>CO#01 - SIGNAGE CHANGES</td>
<td>[ ]</td>
</tr>
<tr>
<td>CO#02 - CONDUIT TO DEMARC</td>
<td>[ ]</td>
</tr>
<tr>
<td>CO#03 - [ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>CO#04 - ADD'L SIGNAGE CHANGES</td>
<td>[ ]</td>
</tr>
<tr>
<td>CO#05 - CHANGE CABLE TO DEMARC</td>
<td>[ ]</td>
</tr>
<tr>
<td>CO#06 - TYPE A SIGNAGE ADDED</td>
<td>[ ]</td>
</tr>
<tr>
<td>CO#07 - ELEC FOR BATHROOM FAUCETS</td>
<td>[ ]</td>
</tr>
<tr>
<td>CO#08 - COMPUTER FOR CARD ACCESS</td>
<td>[ ]</td>
</tr>
<tr>
<td>TOTAL ADDITIONAL TI COSTS</td>
<td>$ 54,176.62</td>
</tr>
</tbody>
</table>

The Government and the Lessor agree that the Government shall reimburse the Lessor in a lump sum payment in the amount of $54,176.62, upon receipt of an original invoice by the Contracting Officer.

The original invoice must be submitted directly to the GSA Finance Office at the following address:
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:
General Services Administration
Attn: Charles Vitale, Contracting Officer
26 Federal Plaza, Rm 16-100
New York, NY 10278

A proper invoice must include the following:
- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0027391

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

INITIALS: [ ] & [ ]

Lease Amendment Form 12/12