GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT No. 1

LEASE AMENDMENT

TO LEASE NO. GS-03P-LPA00053

ADDRESS OF PREMISES
3311 EAST CARSON STREET
PITTSBURGH, PENNSYLVANIA 15203-2148

THIS AMENDMENT is made and entered into between

Pittsburgh Business Trust
whose address is: 3311 East Carson Street
Pittsburgh, Pennsylvania 15203-2148

Mailing address: Saban Real Estate
10100 Santa Monica Boulevard, Suite 2600
Los Angeles, California 90067-4000

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 change due dates for the below items:

1. Paragraph 1.09 Tenant Improvement Rental Adjustment, Section A, is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

'The Government, at its sole discretion, shall make all decisions as to the use of the TIA. The Government may use all or part of the TIA. The Government may return to the Lessor any unused portion of the TIA in exchange for a decrease in rent according to the agreed-upon amortization rate over the Firm Term. The Government shall provide Design Intent Drawings for any Tenant Improvements by April 30, 2019 and any unused portion of the TIA shall be returned to the Lessor. Payment of the TIA shall commence upon completion of authorized improvements.'

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: ________________________________
Title: ________________________________
Entity Name: Pittsburgh Business Trust
Date: 7/13/17

FOR THE GOVERNMENT: ________________________________
Signature: ________________________________
Name: ________________________________
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service
Date: 7/17/17

WITNESSED FOR THE LESSOR BY: ________________________________
Signature: ________________________________
Name: ________________________________
Title: ________________________________
Date: 7/13/17

Lease Amendment Form 12/12
2. **Paragraph 1.19 Building Improvements and Other Deliverables, Section B** is hereby amended by deleting the existing text in its entirely and inserting the following in lieu thereof:

'\(\text{The Lessor shall complete the following additional building improvements and/or ensure compliance with Lease requirements:}\)

\(\text{B. Address Carpet Issues: At the lessor’s expense, carpet shall be replaced throughout the building with a product that meets or exceeds the lease requirements within the first two years of the lease, assuming no delays caused on part of the Government. The qualities of the replacement carpets shall consider the general, executive and special office areas. Carpet tile shall be used throughout the space.}'

3. **Paragraph 7.02 Capital Repair and Replacement Schedule** is hereby amended by deleting the existing text in its entirely and inserting the following in lieu thereof:

Below is the estimated 10 year capital repair and replacement schedule.

<table>
<thead>
<tr>
<th>PROJECT NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Roof Replacement</strong></td>
</tr>
<tr>
<td><strong>Facade Cleaning/Caulking replacement</strong></td>
</tr>
<tr>
<td><strong>Parking gates/barriers</strong></td>
</tr>
<tr>
<td><strong>Replace 3 - 80 gallon electric water heaters</strong></td>
</tr>
<tr>
<td><strong>All 4 chillers replaced: 1 per year</strong></td>
</tr>
<tr>
<td><strong>BAS Upgrade Phase 2</strong></td>
</tr>
<tr>
<td><strong>First floor lobby lighting LED upgrade</strong></td>
</tr>
<tr>
<td><strong>Fire alarm panel replacement, front end and devices</strong></td>
</tr>
<tr>
<td><strong>Soft Starters for Elevators</strong></td>
</tr>
<tr>
<td><strong>Parking lot sealing/crack filling</strong></td>
</tr>
<tr>
<td><strong>Parking lot repairs/milling - 25%</strong></td>
</tr>
<tr>
<td><strong>Exterior lighting, LED upgrade</strong></td>
</tr>
<tr>
<td><strong>Carpet replacement (Every 10 years)</strong></td>
</tr>
<tr>
<td><strong>Entire interior building painting (last done 2014)</strong></td>
</tr>
</tbody>
</table>

From the above list, the following more specific parameters apply. The secondary set of parking gates and barriers will be replaced during the construction of the Tenant Improvements, of which Design Intent Drawings are required to be provided by April 30, 2019, assuming no delays caused by the Government, of which Lessor will contribute up to $200,000.00 towards the replacement cost of all parking gates and barriers. For the Chiller Replacement, all four chillers will be replaced at the rate of one per year. The first two of four chiller replacements must be completed by November 1, 2017. In the event that these deadlines are not met and the delay was not caused by the Government, GSA will reduce the rent by $15,500.00 per month until said work is tested, inspected and fully functional.'