

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-00169
ADDRESS OF PREMISES One Adams Place 300 Seven Fields Boulevard Seven Fields, PA 19046-4346	PDN Number: N/A

THIS AMENDMENT is made and entered into between One Adams Place, L.P.

whose address is: One Adams Place
310 Seven Fields Boulevard
Seven Fields, PA 19046-4346

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

WHEREAS, the parties hereto desire to amend the above Lease by issuing notice to proceed for tenant improvements.

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 March 5, 2018 as follows:

A. Effective today, the Government is issuing a Notice to Proceed for Tenant Improvements in the amount of \$116,940.00, which is below the tenant improvement allowance per the lease contract. This entire cost of \$116,940.00 is hereby amortized into the rental rate in accordance with the terms outlined in the lease contract. A Lease Amendment will be issued reconciling the rental payment at construction completion.

B. The Lessor shall furnish all labor, materials, tools, equipment, services, and complete associated work for tenant improvements as outlined in Exhibit A, within sixty (60) working days following issuance of NTP.

C. Upon completion and the Government's inspection and acceptance of work in Exhibit A, the Government shall amortize the Tenant Improvement Allowance over the remainder of the firm term.

This Lease Amendment contains 4 pages.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: [Redacted]
 Name: DANIEL J. MANCOSH
 Title: PRESIDENT
 Entity Name: ADAMS PLACE PROPERTIES, INC., General Partner
 Date: 3/12/18

FOR THE GOVERNMENT:

Signature: [Redacted]
 Name: Jennifer Kautmann
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 3.26.18

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
 Name: KEITH L. LENHART
 Title: VICE PRESIDENT
 Date: 3/12/18