

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE**

LEASE AMENDMENT No. 2

LEASE AMENDMENT

TO LEASE NO. GS-03B-12025

ADDRESS OF PREMISES: 411 Seventh Avenue, Suite 1450
Pittsburgh, PA 15219-1905

PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between
whose address is: 411 Seventh Avenue, Suite 1425A Pittsburgh, PA 15219-1905

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 add two (2) structured parking spaces and increase the rent accordingly (\$275.00 per space per month or \$6,600.00 annually for both spaces).

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective November 18, 2012 as follows:

1. **Paragraph 1.02 A of GSA Form L202 is here by amended to read as follows:**

A. "Parking: 2 parking spaces ~~as~~ reserved for the exclusive use of the Government, of which 2 shall be structured/inside parking spaces, and 0 shall be surface/outside parking spaces. In addition, Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property."

2. **Paragraph 1.03 A of GSA Form L202 is here by amended to read as follows:**

A. "The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	Years 1-10	
	Annual Rent	Annual Rate/RSF ¹
Shell Rental Rate	\$78,197.00	\$13.76
Operating Costs	\$35,483.00	\$6.24
Parking ²	\$6,600.00	\$1.16
Full Service Rate	\$120,280.00	\$21.16

¹Annual Rate/RSF is rounded


²Parking rate is broken down as \$275 per space per month (\$3300 annually per space)

This Lease Amendment contains 1 page.


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: MICHAEL R. BOZZONE
Title: PRESIDENT
Entity Name: 411 SEVENTH AVE. ASSOC., LP.
Date: 11/14/12

FOR THE GOVERNMENT:

Signature: 
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service, _____
Date: 11/20/12

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: _____
Title: BUSINESS MGR.
Date: 11/14/12