

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-12173
ADDRESS OF PREMISES Cranberry Plaza II 80 Regina Drive Cranberry, PA 16319-3144	PDN Number: NA

THIS AMENDMENT is made and entered into between

whose address is: Cranberry Plaza, LLC  
123 36<sup>th</sup> Street  
Pittsburgh, PA 15201-1921

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 establish the lease term, establish the square footage and establish the annual 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 November 15, 2014 as follows:

- A. The Lease Term Commencement Date is hereby established as November 15, 2014. The lease term is established as November 15, 2014 through November 14, 2024.
- B. Paragraph 1 01, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:
  - A Office and Related Space: 7,722 rentable square feet (RSF), yielding 7,102 ANSIBOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1st floor of the Building, as depicted on the floor plan(s) attached to the original Lease.
- C. Paragraph 1 03, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following


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: [Redacted]  
Title: PRESIDENT  
Entity Name: CRANBERRY PLAZA LLC  
Date: 12-9-14

FOR THE GOVERNMENT:

Signature:   
Name: [Redacted]  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, 3PRNK  
Date: 12/9/14

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: CHRISTOPHER OSTANZA  
Title: Contractor  
Date: 12-9-14



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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$135,907.20	\$135,907.20
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$0.00	\$0.00
OPERATING COSTS <sup>3</sup>	\$58,100.02	\$58,100.02
BUILDING SPEC.F.C.AMORTIZED CAPITAL <sup>4</sup>	\$0.00	\$0.00
PARKING <sup>5</sup>	IN SHELL RENTAL RATE	IN SHELL RENTAL RATE
<b>TOTAL ANNUAL RENT</b>	<b>\$194,007.22</b>	<b>\$194,007.22</b>

<sup>1</sup>Shell rent (Firm Term) calculation

(Firm Term) \$17.60 per RSF multiplied by 7,722 RSF

(Non Firm Term) \$17.60 per RSF multiplied by 7,722 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$XX is amortized at a rate of X percent per annum over XX years

<sup>3</sup>Operating Costs rent calculation \$7,52396 per RSF multiplied by 7,722 RSF

<sup>4</sup>Building Specific Amortized Capital (BSAC) of \$XX are amortized at a rate of X percent per annum over XX years

INITIALS:

  
LESSOR

&

  
GOVT