THIS AMENDMENT is made and entered into between HALF STREET, L.L.C.
whose address is: 7 GIRALDA FARMS
MADISON, NJ 07940-1051

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

WHEREAS, the parties hereto desire to amend the above Lease.

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 as follows:

Current Information:
Annual Rent $6,501,627.85
Operating Cost $1,513,739.07

A. Issued to reflect a CPI adjustment, as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>May 2015</th>
<th>May 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base (CPI-W-U.S. City Avg)</td>
<td>232.908</td>
<td>234.444</td>
</tr>
<tr>
<td>Corresponding Index</td>
<td>234.444</td>
<td>234.444</td>
</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td>$1,513,739.07</td>
<td></td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td>0.006594879</td>
<td></td>
</tr>
<tr>
<td>Annual Increase In Operating Cost</td>
<td>$9,982.93</td>
<td></td>
</tr>
<tr>
<td>Less Previous Escalation Paid</td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td>Annual Increase In Operating Cost Due Lessor</td>
<td>$9,982.93</td>
<td></td>
</tr>
</tbody>
</table>

New Information
Annual Rent $6,511,610.78
Operating Cost $1,523,722.00

B. The annual rent shall increase by
Effective June 30, 2016
New Annual Rent $6,511,610.78
Monthly Rent, in arrears $542,634.23

This Lease Amendment contains one 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: FOR THE

Signature: ___________________________ Signature: _____________
Name: ______________________________ Name: ______________________________
Title: ______________________________ Title: Lease Contracting Officer
Entity Name: _________________________ GSA, Public Buildings Service
Date: ______________________________ Date: ______________________________

Santoni W. Graham
Lease Contracting Officer
GSA, Public Buildings Service

September 28, 2016