GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT No. 01
TO LEASE NO. GS-02P-LNY24279

ADDRESS OF PREMISES
30 Staats Street, Buffalo, NY 14202

PDN Number:

THIS AMENDMENT is made and entered into between Staats Street Group, LLC
whose address is 295 Main Street, Suite 210, Buffalo, New York 14203
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, effective March 20, 2017 as follows:

1) TENANT IMPROVEMENTS:

   a. On February 16, 2016, the Government issued a Notice to Proceed for Tenant Improvements (TI) at the Lease Premises in the amount of $23,111.56.

   b. The Lessor and the Government hereby agree that the final cost for all TI work is $21,400.05.

   C. The Lessor and the Government also hereby agree that the Government shall take a one-time rent withhold in the amount of $1,711.50. This withhold shall be deducted from lessor’s next rent payment.

2) Except as modified in this Lease Amendment, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Lease Amendment conflict with any terms and conditions of the Lease, the terms and conditions of this Amendment shall control and govern.

This Lease Amendment contains 1 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: [REDACTED]
Name: Carl Passion
Title: Manager
Entity Name: Staats Street Group, LLC
Date: 3/23/2017

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: Mary Nowobiltki
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service
Date: March 24, 2017

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: Attorney
Date: 3/23/2017