

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	<b>LEASE AMENDMENT No. 5</b>
<b>LEASE AMENDMENT</b> <b>ADDRESS OF PREMISES</b> 201 Lackawanna Avenue Scranton, PA 18503-1953	<b>TO LEASE NO. GS-03P-LPA12189</b>  PDN Number: n/a

**THIS AMENDMENT** is made and entered into between  
 Scranton Lackawanna Industrial Building Company (SLIBCO)  
 whose address is: 222 Mulberry Street  
 Scranton, PA 18501-0431

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 amend the **NBC Broker Commission Credit**,

**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 9, 2016 as follows:

1. Paragraph 1.04 of the lease is hereby deleted in its entirety and inserting in lieu thereof the following:

"A. SAVILLS STUDLEY, INC. (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [REDACTED] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission will be payable to SAVILLS STUDLEY, INC. with the remaining [REDACTED] which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the 'Rent and Other Consideration' paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shall rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

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: [REDACTED]  
 Name: [REDACTED]  
 Title: EXECUTIVE VICE PRESIDENT  
 Entity Name: SCRANTON LACKAWANNA INDUSTRIAL  
 Date: 3/11/16 Building Company

**FOR THE GOVERNMENT:**

Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: [REDACTED]  
 GSA, Public Buildings Service, 3PRNK  
 Date: 3/10/16

**WITNESSED FOR THE LESSOR BY:**

Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: SECRETARY  
 Date: 3/11/16

Month 1 Rental Payment \$ 8,502.28 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1<sup>st</sup> Month's Rent.\*

Month 2 Rental Payment \$ 8,502.28 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2<sup>nd</sup> Month's Rent.\*

Month 3 Rental Payment \$ 8,502.28 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3<sup>rd</sup> Month's Rent.\*

Month 4 Rental Payment \$ 8,502.28 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 4<sup>th</sup> Month's Rent.\*

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\* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

INITIALS:     *PD*     &     *LS*      
LESSOR & GOVT