

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 01  
TO LEASE NO. GS-02B-23671

DATE  
10/28/2010

ADDRESS OF PREMISES: 88-11 165<sup>th</sup> Street, 7<sup>th</sup> Floor  
Jamaica, NY 11432

**THIS AGREEMENT**, made and entered into this date by and between **Allied Jamaica, LLC**

whose address is

118-35 Queens Boulevard  
Forest Hills, NY 11375

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 issue the notice to proceed with the construction of the demised premises.

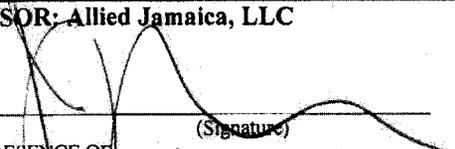
**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

**SEE ATTACHED**

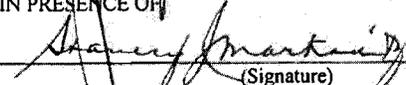
All other terms and conditions of the Lease shall remain in force and in effect.

**IN WITNESS WHEREOF**, the parties subscribed their names as of the above date.

**LESSOR: Allied Jamaica, LLC**

BY  \_\_\_\_\_  
(Signature)

MANAGER \_\_\_\_\_  
(Title)

IN PRESENCE OF  \_\_\_\_\_  
(Signature)

118-35 QUEENS BLVD., FOREST HILLS, NY  
(Address)

**UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION**

BY K. Lee \_\_\_\_\_  
(Signature)

Contracting Officer \_\_\_\_\_  
(Official Title)

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1. The construction plans that are dated January 8, 2010 shall be made part of this Lease Agreement and hereinafter referred to as the "Final Construction Plans" along with the "As-Builts" annexed hereto and labeled Exhibit "B" (attached CD-Rom).
2. The Lessor and the Government agree that, based upon the Final Construction Plans, the total cost of the Tenant Improvements (TI) is **\$481,100.00**. This cost includes all tenant improvement costs to build the leased premises, including, but not limited to, all architectural and engineering fees, as well as filing, permit and expediter fees, labor, materials, overhead and profit.
3. March 26, 2010 shall be considered the Government's notice for the Lessor to proceed with the work to construct the leased space in accordance with the specifications as set forth in the lease and the Final Construction Plans.
4. Upon substantial completion of the space by the Lessor and acceptance by the Government as satisfactorily complete, the parties shall execute a Supplemental Lease Agreement setting forth the commencement date of the Lease, the termination date of the Lease, the annual rental rate, and the amortization of the Tenant Improvement Allowance in accordance with Paragraphs 4, 14 and 15 of the Lease.
5. The floor plan identifying thirty-three (33) reserved on-site parking spaces located in the building's parking garage shall be made part of this Lease Agreement and hereinafter referred to as the "Parking layout" annexed hereto and labeled Exhibit "C". The spaces are accessible by the tenant and the vehicles will be parked by the tenant.
6. Except as modified in this Agreement, 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 Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.