

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-LMD12081
ADDRESS OF PREMISES: 110 Sunset Ave Williamsport, MD 21795-0000	PDN Number: N/A

THIS AMENDMENT is made and entered into between
Theodore Shank

whose address is: 17827 Virginia Avenue,
Hagerstown, Maryland 21740-7242

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 payment for the tenant improvements.

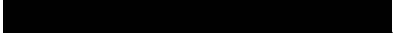
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective April 15, 2018, as follows:

- A. This Lease Amendment (LA) serves as payment to begin the Tenant Improvements (TI) that were completed in the amount of \$222,063.00 of which \$222,063.00 will be amortized over the remaining firm term of the lease at an interest rate of 7%.

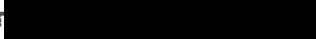
This Lease Amendment contains 2 pages.

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.

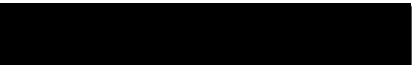
FOR THE LESSOR:

Signature: 
Name: THEODORE A. SHANK
Title: MEMBER
Entity Name: 13/28 PARO LLC
Date: 4/5/18

FOR THE GOVERNMENT:

Signature: 
Name: Gary Boerly
Title: Lease Contracting Officer
GSA Public Buildings Service
Date: 5/23/18

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Marlene G. Spielman
Title: Accountant
Date: 5/2/2018

B. Section 1.03 RENT AND OTHER CONSIDERATION (JUN 2012) MODIFIED is now therefore amended to the following rate structure:

	FIRM TERM	NON FIRM TERM
	Annual Rent	Annual Rent
Shell Rent ¹	\$211,950.00	\$211,950.00
Tenant Improvements Rent ²	\$68,842.46	\$0.00
Operating Costs ³	\$135,000.00	\$135,000.00
Total Annual Rent	\$415,792.46	\$346,950.00

¹Shell rent (Firm Term) calculation: \$7.85 per RSF multiplied by 27,000 RSF

²The Tenant Improvement Allowance of \$222,063.00 is amortized at a rate of seven (7%) percent per annum over 5 years. Pursuant to Section 1.08 (D) of the Lease Contract, any amount(s) amortized into the rental payments identified as Tenant Improvement Rent, in accordance with Section 1.03 of the Lease Contract, shall commence upon completion, inspection and acceptance of the Tenant Improvement work by the Government. The effective date and resulting Tenant Improvement Rent to be amortized in the remaining Firm Term month of the Lease Contract will be established in a future Lease Amendment

³Operating Costs rent calculation: \$5.00 per RSF multiplied by 27,000 RSF

INITIALS WKS
LESSOR

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GOVT