



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES  SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 4	DATE 8/10/11
	TO LEASE NO. GS-03B-09428	

ADDRESS OF PREMISE  
One State Street Square  
50 West State Street  
Trenton, NJ 08608-1220

THIS AGREEMENT, made and entered into this date by and between **One State Street Square Urban Renewal L.L.C**  
whose address is **Two Newton Place, 255 Washington Street  
Newton, MA 02458-1637  
Mailing Address: 50 West State Street, Trenton, NJ 08608-1220**

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 clarify the rental rate.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective January 1, 2011, as follows:

A. Paragraph 14 of the Rider to the Lease is hereby amended by deleting the existing text and substituting, in lieu thereof, the following:

"The Government shall pay the Lessor, in accordance with Paragraph 4.1 of the lease, "Measurement of Space", and Paragraph 27, General Clauses, GSA Form 3517, "Payment", rental on the leased premises as follows:

- A. Years One (1) through Five (5):
  - i. Shell Rent: \$271,456.08 per year
  - ii. Amortized Cost for Tenant Improvements: \$202,942.46 per year
  - iii. Interest Rate at which Tenant Alterations are amortized: 7%
  - iv. Operating Cost: \$198,482.00 per year, plus accrued escalations per SFO Paragraph 4.3, "Operating Costs".
- B. Years Six (6) through Ten (10):
  - i. Shell Rent: \$340,705.08 per year
  - ii. Operating Cost: \$198,482.00 per year, plus accrued escalations, per SFO Paragraph 4.3, "Operating Costs".

This Supplemental Lease Agreement contains 1 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 above date.

Lessor: **One State Street Square Urban Renewal L.L.C**  
By: *Reit Management & Research LLC, its agent*

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

David M. Lepore  
Senior Vice President

IN \_\_\_\_\_  
(Signature)

(Title)  
Two Newton Place  
255 Washington Street  
Suite 300  
Newton, MA 02458

(Address)

United State of America, General Services Administration, Public Buildings Service.

BY \_\_\_\_\_

Contracting Officer  
(Official Title)