

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-03B-09616
LEASE AMENDMENT	
ADDRESS OF PREMISES 1350 Doughty Road Egg Harbor City, NJ	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between

Genesis Financial Group, Inc.

whose address is:

8100 Macomb St.
P O Box 417
Grosse Ile, MI 48138

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 establish the lease commencement date and the tenant improvement allowance

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **October 13, 2013** as follows:

- A. Paragraph 2 of the Standard Form 2 of the Lease is hereby deleted in its entirety, and the following shall be inserted, in lieu thereof:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning October 13, 2013 through October 12, 2023, subject to termination and renewal rights as may be hereinafter set forth.

- B. Paragraph 3 of the Standard Form 2 of the Lease is hereby deleted in its entirety, and the following shall be inserted, in lieu thereof:

"The Government shall pay the Lessor annual rent of \$417,308.04 annually, at the rate of \$34,775.67 per month, in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to SSA Egg Harbor, LLC, 8100 Macomb Street, P.O Box 417, Grosse Ile, MI 48138-1574 or in accordance with the provision on electronic payment of funds. The annual rent is broken down as follows:

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: *Gray & Associates, LLC, President*
for 133

FOR THE GOVERNMENT: [Redacted]

Signature: [Redacted]
Name: [Redacted]
Title: *President*
Entity Name: *Gray & Associates, LLC, Egg Harbor*
Date: *10/29/13*

Signature: [Redacted]
Name: [Redacted]
Title: *Lease Contracting Officer*
GSA, Public Buildings Service,
Date: *10/29/13*

WITNESSE [Redacted]

Signature: [Redacted]
Name: [Redacted]
Title: *Executive Vice President*
Date: *10/29/13*

Years 1-5

Total Annual Rent: \$417,308.04
 Annual Shell Rent: \$191,890.95 per year
 Amortized annual cost for Tenant Improvement Allowance (General): \$95,198.31
 Amortized annual cost for Tenant Improvement Allowance (Custom): \$13,838.90
 Interest rate at which Tenant Alterations are amortized: 5%
 Amortized annual cost for Building Specific Security: \$ 6,339.76
 Annual Cost of Services: \$110,040.12, plus accrued escalations per SFO Paragraph 4.3, "Operating Costs"
 Parking: \$0 per year

Years 6-10:

Total Annual Rent: \$324,573.07
 Shell Rent \$214,532.95
 Annual Cost of Services: \$110,040.12 per year, plus accrued escalations per Paragraph 4.3, "Operating Costs"
 Parking: \$0 per year"

C. The parties agree that the Notice to Proceed for construction was issued via letter dated January 31, 2013. The notice to proceed amount was \$451,886.24, as outlined in "Change Order Log" below. However, the total amount of tenant improvements expended, including all change orders, was \$481,496.56. The amount of \$481,496.56 will be amortized into the rental rate. This amount is lower than the Tenant Improvement allowance in the lease and rent has been recalculated.

Change Order Log

Total Allowance \$504,462.59
 NTP Amount \$451,886.24

CO #	Description	GC Amount	NTP amount (inc. 10% lessor fee)
1	Fabricate/install public workstation and window sills	n/a	n/a
2	Premium labor cost for furniture move)+ \$1500 for cleanup		
3	Additional CAT 6 Drops		
4	Relocate electrical/data outlet for kiosk		
5	Relocate data/power for supervisor's cubicle		
6	Relocate printer lines and fax lines from cubicle 21 to column		
7	Drill holes in plexiglass		
8	[REDACTED] (2)		
9	Skim coat	n/a	/a
10	Electric latch system		
11	Longer whips		
12	Storage Move (revised Calderone price)		
TOTAL Changes: (cost to govt)		\$26,918.47	\$29,610.32
Final TI Cost:			\$481,496.56

INITIALS: Coli & GM
 LESSOR GOVT