

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-03B-12067
ADDRESS OF PREMISES  3450 Princeton Pike Lawrence Township, NJ 08648-1206	PDN Number:

**THIS AMENDMENT** is made and entered into between Princeton Research Lands Inc.

whose address is: 195 Nassau Street  
Princeton, NJ 08542-7004

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 revise the total amount of Tenant Improvement (TI) allowance to be amortized in the rent and to incorporate change orders.

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 September 12, 2013 as follows:

- A. Due to additional Government-approved Tenant Improvement (TI) change orders (Exhibit A) totaling **\$37,086.00** during the build-out phase, the total amount of Tenant Improvement (TI) allowance the Government has elected to amortize in the rent has increased from **\$1,064,449.74** to **\$1,101,535.74**.
- B. The government agrees that the Tenant Improvement costs have increased from **\$1,064,449.74** to **\$1,101,535.74** due to change orders related to the build-out of the First Floor space of this Lease. The Lessor shall furnish, install and maintain all labor, supervision, material, tools, equipment, services and associated work necessary to complete the work referenced on the attached price proposals. The work shall be completed in coordination with the Tenant Improvement build-out.

This Lease Amendment contains 18 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: Laverie Williams  
 Title: Vice President  
 Entity Name: Princeton Research Lands Inc  
 Date: 9/12/13

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: 9-19-13

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
 Name: Allison McBride  
 Title: \_\_\_\_\_  
 Date: 9/12/2013

C. The Government agrees to the total Tenant Improvement build-out costs, including Change Orders Number 2, 10, 20, 21 is \$1,101,535.74.

The rent shall be adjusted downward if the Government does not utilize the entire Tenant Improvement Allowance of \$1,167,129.48 or \$51.06 per ABOA SF, which is included in the rent, using the 5% amortization rate over fifteen (15) years. The Government, at its election, may pay lump sum for the Tenant Improvements. If this occurs, the rent shall be reduced proportionately using the 5% amortization rate.

If the Government spends more than the allowance identified above, the Government reserves the right to 1) reduce the Tenant Improvement requirements, 2) pay lump sum for the overage upon completion and acceptance of the improvements, or 3) increase rent according to the negotiated amortization rate over the firm term of the lease.

D. LA 1 – Issued NTP on Change Orders 1, 3-6, 8-9, 11-18  
LA 2 – Issued NTP on Change Orders 2, 10, 20, 21  
LA 3 – Issues NTP on Change Orders 7, 19, 22, 23, 25, 26, 27

INITIALS: B LESSOR & DM GOVT