

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 8
	TO LEASE NO. GS-03B-12112
ADDRESS OF PREMISES Mercer Corporate Park 300 Corporate Boulevard Robbinsville, NJ 08691-1598	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between **Thompson Realty Co. of Princeton, 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 clarify real estate tax adjustments**.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 1, 2013 as follows:

1. The purpose of this Lease Amendment is to clarify the calculation of real estate tax escalations as outlined in Lease Paragraphs 3.3 Tax Adjustment and 3.4 Percentage of Occupancy.

The base year tax amount is \$191,194.60 which is \$3.14/RSF X 60,890 RSF (the SF of the total building).

The Government's percentage of occupancy of the total building is 42.24% or 25,717 RSF.

The current real estate tax bill includes the building, land under the building and undeveloped Farmland. (Tax Info: Block #41.01, Lot number 31).


For purpose of calculating tax adjustments, the total assessment identified on each current year tax bill will be reduced by the assessment value of the Farmland to create an Adjusted Assessment. That adjusted assessment will be multiplied by the tax rate as identified on that Real Estate Tax bill. The resulting current year tax total will be used to calculate the Government's portion of real estate taxes as follows:

The 2009 Base Year (\$191,194.60) will be deducted from the current tax year total as calculated. The difference will then be multiplied by 42.24% which is the Government's percentage of occupancy of the building. The remaining value will be the tax adjustment for that year. Please see example below:


This Lease Amendment contains **two (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: _____
Title: VP
Entity Name: Thompson Realty Co of Princeton Inc
Date: 6/4/15

FOR THE GOVERNMENT:

Signature: 
Name: _____
Title: _____
GSA, Public Buildings Service, 3PRND
Date: 6/10/15

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: _____