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|---|------------------------------|
| <b>GENERAL SERVICES ADMINISTRATION<br/>PUBLIC BUILDINGS SERVICE</b><br><br><b>LEASE AMENDMENT</b> | LEASE AMENDMENT No. 2        |
|   | TO LEASE NO. GS-03P-LNJ12120 |
| <b>ADDRESS OF PREMISES</b><br>51 HADDONFIELD ROAD<br>CHERRY HILL, NJ 08002-4801                   | PDN Number:                  |

**THIS AMENDMENT** is made and entered into between 51 Haddonfield Equities LLC  
 whose address is: 555 US Highway 1 South, Iselin, NJ 08830-3179

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 square footage, establish the lease term, establish the annual rent, and establish the rental rate for the lease term.

**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 December 15, 2014 as follows:

- A. The Lease Term Commencement Date is hereby established as December 15, 2014. The lease term is established as December 15, 2014 through December 14, 2024.
- B. Paragraph 1.01, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:
  - A. Office and Related Space: 20,145 rentable square feet (RSF), yielding 17,318 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1<sup>st</sup> and 3<sup>rd</sup> floor(s) of the building as depicted on the floor plan(s) attached to the Lease as Exhibit A.
- C. Paragraph 1.02, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

This Lease Amendment contains 3 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:**

*BY: 51 Haddonfield Equities, Inc. No. 12/15/14*

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Entity Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

*51 Haddonfield Equities, Inc. No. 12/15/14*

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 1/14/15

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

*1-12-15*

*WR*

A. **Parking:** 13 parking spaces as depicted on the plan attached to the Lease as Exhibit B, reserved for the exclusive use of the Government, of which 0 shall be structured/inside parking spaces, and 13 shall be surface/outside parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction of the property.

D. Paragraph 1.03, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

|  | FIRM TERM           | NON FIRM TERM       |
|--|---------------------|---------------------|
|  | ANNUAL RENT         | ANNUAL RENT         |
| SHELL RENT <sup>1</sup>                  | \$201,450.00        | \$302,175.00        |
| TENANT IMPROVEMENTS <sup>2</sup>         | \$147,275.98        | \$0.00              |
| OPERATING COSTS <sup>3</sup>             | \$103,545.30        | \$103,545.30        |
| BUILDING SPECIFIC AMORTIZED <sup>4</sup> | \$9,000.00          | \$0.00              |
| PARKING <sup>5</sup>                     | INCLUDED IN SHELL   | INCLUDED IN SHELL   |
| <b>TOTAL ANNUAL RENT</b>                 | <b>\$461,271.28</b> | <b>\$405,720.30</b> |

RR SY

<sup>1</sup>Shell rent (Firm Term) calculation: \$10.00 per RSF multiplied by 20,145 RSF

<sup>1</sup>Shell rent (Non Firm Term) calculation: \$15.00 per RSF multiplied by 20,145 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$42.00 is amortized at a rate of 3 percent per annum over 5 years.

<sup>3</sup>Operating Costs rent calculation: \$5.14 per RSF multiplied by 20,145 RSF

<sup>4</sup>Building Specific Amortized Capital (BSAC) of \$45,000.00 is amortized at a rate of 0 percent per annum over 5 years

<sup>5</sup>Parking costs described under sub-paragraph G below

INITIALS: RR & SY  
LESSOR GOVT