

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT NO. 7
LEASE AMENDMENT	TO LEASE NO. GS-03P-LNJ12188
ADDRESS OF PREMISES: 532 Fellowship Road Mt. Laurel, New Jersey 08054-3405	

THIS AMENDMENT is made and entered into between: **Fellowship Development Associates**

whose address is: **1000 Germantown Pike, Suite A-2, Plymouth Meeting, PA 19462,**

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 **to establish the lease term, establish the square footage and establish rent commencement.**

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 July 31, 2017 as follows:

1. The lease term is established as July 31, 2017 through July 30, 2027 subject to termination and renewal rights as may be hereinafter set forth.
2. 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: **19,364** rentable square feet (RSF), yielding **18,288** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the **1st** floor of the Building, as depicted on the floor plan(s) attached hereto as Exhibit **B**.
3. Paragraph 1.02, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:
 - A. Parking: 66 Parking spaces as depicted on the plan attached hereto as Exhibit C, reserved for exclusive use by the Government, of which 0 shall be structured/inside parking spaces, and 66 shall be secured surface/outside parking spaces.

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:

Signature: _____
 Name: Donald F. Cafiero
 Title: Managing Member
 Entity Name: Fellowship Development Associates LP
 Date: 8/17/2017

FOR THE GOVERNMENT:

Signature: _____
 Name: Eileen Marengo
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 8/29/2017

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: Cherie Foley
 Title: Admin. Asst.
 Date: 8/17/17

In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

3. 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
	ANNUAL RENT
SHELL RENT ¹	\$296,265.60
TENANT IMPROVEMENTS RENT ²	\$125,265.66
OPERATING COSTS ³	\$ 85,039.20
TOTAL ANNUAL RENT	\$506,570.46

¹Shell rent calculation:

(Firm Term) \$16.20 per ABOA) multiplied by 18,288 ABOA.

²The Total Tenant Improvement Allowance of \$940,259.23 is amortized at a rate of 6 percent per annum over 10 years.

³Operating Costs rent calculation: \$4.65 per ABOA multiplied by 18,288 ABOA

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

INITIALS: DR & GOVT
 LESSOR