

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 04
	TO LEASE NO. GS-03B-12002
ADDRESS OF PREMISES 2.0 University Place 30 N. 41st Street Philadelphia, PA 19104-2201	PDN Number: PS0027403

THIS AMENDMENT is made and entered into between University Place Associates LLC

whose address is: 5429 Chestnut Street, Suite M114, Philadelphia, PA 19139-3325

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 effective date of the lease; to order change orders in the amount of [REDACTED] and to outline the use of hand dryers in the public restrooms on the first and second floors.

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 upon execution as follows:

A Paragraph 3 of the Standard Form 2 of the lease is hereby deleted and the following is substituted in lieu thereof:

"3. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on **SEPTEMBER 12, 2013** through and including **SEPTEMBER 11, 2028** subject to termination and renewal rights may be hereinafter set forth."

B. The Government agrees to make a lump-sum payment in the amount of [REDACTED] for change orders outlined on the attached spreadsheet. The attached spreadsheet outlines change orders requested by the tenant agency that shall be provided and installed by the Lessor within 30 calendar days of execution of this agreement by the Government. Upon completion of the work, the lessor shall request an inspection. After inspection and acceptance of the change orders by the Government, the Lessor shall submit a properly executed original invoice.

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:

Signature: [REDACTED]
Name: [REDACTED]
Title: member
Entity Name: University Place Associates LLC
Date: 9/24/13

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: CAROL S. VITTEBERG
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 10-21-13

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: JAMES H. LEVINE
Title: member
Date: 9/24/13

The Government shall reimburse the Lessor in a one-time lump-sum payment in the amount of [REDACTED] upon receipt of this properly executed original invoice. The invoice must be submitted directly to the GSA Finance Office at:

<http://www.finance.gsa.gov>

OR to the following address:

GSA, Greater Southwest Region (7BCP)
P.O. Box 17181
Fort Worth, Texas 76102-0181.

A copy of the invoice must also be mailed to the Contracting Officer at:

GSA, Public Buildings Service
North Service Center (3PRNE)
20 North Eighth Street, 8th Floor
Philadelphia, PA 19107-3191 Attn: Carrie Vineberg

For an invoice to be considered proper, it must:

- (1) Be received after the execution of this Lease Amendment,
 - (2) Reference the Pegasys Document Number (PDN) specified on this form,
 - (3) Include a unique, vendor-supplied, invoice number,
 - (4) Indicate the exact payment amount requested,
 - (5) Specify the payee's name and address as shown on the Lease,
 - (6) Lease contract number, building address, and a description, price and quantity of the items delivered
- If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

C. Paragraph 8.6 A 2 d is amended by adding the following to the end of the sentence:

" Paragraph 8.6 A 2 d: The parties agree to allow for a substitution of paper towel dispensers with **automatic hand dryers** in the men's and women's public restrooms on the first and second floors. The Lessor is responsible for supplying and maintaining these units. In the event that the units are not working, paper towels shall be provided in these restrooms."

INITIALS:  LESSOR & _____ GOVT

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