

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO GS-03B-12070
ADDRESS OF PREMISES 1212 Scott Street Wilkes-Barre, PA 18705-3724	PDN Number:

THIS AGREEMENT, made and entered into this date by and between
1212 Scott Street, LLC

whose address is
1212 Scott Street
Wilkes-Barre, PA 18701-3724

hereinafter called the Lessor, and the UNITED STATES OF AMERICA hereinafter called the Government,

WHEREAS, the parties hereto desire to amend the above Lease for lease commencement,

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 14, 2012, as follows:

A. The Lease Term paragraph of the GSA Form L201A Simplified Lease is hereby deleted in its entirety and replaced with the following:

LEASE TERM

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on December 14, 2012 through December 13, 2022 subject to termination and renewal rights as may be hereinafter set forth.

B. The following paragraph is hereby added to the Lease:

The Government shall pay the Lessor annual rent of \$25,000.00 at the rate of \$2,083.33 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

1212 Scott Street, LLC
1212 Scott Street
Wilkes-Barre, PA 18701-3724


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: _____
Title: _____
Entity Name: _____
Date: _____

FOR THE GOVERNMENT:

Signature: 
Name: Elizabeth M. McCullough
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 1/14/2013

WITNESSED FOR THE LESSOR BY:

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

C. The following paragraph is hereby added to the lease:

"Upon Acceptance of the leased premises by the Government, the same shall be measured and rental shall be paid, in accordance with Paragraph 4.07 of the Lease, (Lease Term, Commencement Date and Rent Reconciliations) at the rate of

[Redacted]
Years 1 through 5:

Shell Rent: \$25,000.00 per year

[Redacted]
Years 6 through 10:

Shell Rent: \$26,250.00 per year

[Redacted]
Renewal Option Period Years 11 through 15:

Shell Rent: \$32,500.00 per year

D. The following paragraph is hereby added to the lease:

There are two (2) parking spaces available to the Government:

E. The Lessor's address is: 1212 Scott Street, Wilkes-Barre, PA 18701-6724

F. The following paragraph is hereby added to the lease:
"1.01 RENEWAL RIGHTS (simplified) (Apr 2011)
[Redacted]
The [Redacted] Government for a term of 5 YEARS at the rental rate(s) set forth on Form 1364A, provided notice is given to the Lessor at least 120 days before the end of the original Lease term; all other terms and conditions of this Lease, as same may have been amended, shall remain in full force and effect during any renewal term.

EM

LESSOR: [Signature] 5
LESSEE: [Signature]