

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03B-12073
ADDRESS OF PREMISES Gateway Building, 201 Penn Street, Reading, pa 19601-4038	PDN Number: N/A

THIS AMENDMENT is made and entered into between
Greater Berks Development Fund
whose address is: 201 Penn Street, Reading, PA 19601-4038

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 add one (1) additional parking space for a Government Owned Vehicle (GOV) and increase the rental rate.

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 January 16, 2013 as follows:

Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment."

Section 1.02, Paragraph A PARKING and Section 1.03, Paragraph A, RENT. Lease is amended to include the following:

"A. PARKING: The government leases 5 parking spaces. The Lessor hereby leases to the Government the following described premises: 22,928 ANSI/BOMA Office Area Square Feet yielding 26,120 rentable square feet of office and related space located at the Gateway Building, 201 Penn Street, Reading, PA 19601-3586 to be used for such purposes as may be determined by the Government."


"A. RENT: The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates: The annual shell rentable rate is \$326,500.00, the annual operating rental rate is \$176,310.00, the annual rental rate for one (1) Government parking space is \$984.00, the annual rentable rate for Building Specific Security is \$8,355.27 and the Tenant Improvement Rate is \$32,561.00. The total annual rentable rate is \$544,710.27. The said premises with their appurtenances for the term beginning on January 1, 2013 and continuing through December 31, 2022 inclusive."


This Lease Amendment contains 1 page.

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:

FOR THE GOVERNMENT:

Signature: 
Name: _____
Title: PRESIDENT + CEO
Entity Name: GREATER BERKS DEVELOPMENT FUND
Date: 2/25/13

Signature: 
Name: REGINA BRZATTI
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 2-26-2013

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: _____
Title: Director of Real Estate & Special Leases
Date: 2/25/13