

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-03B-12077
ADDRESS OF PREMISES One Penn Center 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1844	PDN Number: PS0028012

THIS AMENDMENT is made and entered into between **One Penn Associates, L.P.**

whose address is: **1617 John F Kennedy Boulevard, Suite 1190
Philadelphia, PA 19103-1844**

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 and outline the lease term, to clarify the location of the space under lease and associated parking, to outline the lump sum payment in the amount of \$398,706.19 for change orders and to buy down a portion of the Tenant Improvement Allowance; and accordingly, to reduce the annual rent to reflect a decrease in the amount of Tenant Improvement costs amortized in the rent.

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 April 11, 2014 as follows:

- A. The Lease Term Commencement Date is hereby established as **April 11, 2014**. The lease term is established as April 11, 2014 through April 10, 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: **44,765** rentable square feet (RSF), yielding **38,591** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the **full 6th and a portion of the 5th floor(s)** and known as Suites **600, 520, and 540**, of the Building, as depicted on the floor plan attached to Lease Amendment No. 1 of the Lease Contract.
- C. In accordance with Paragraph 1.02, sub-paragraph A of the Lease, the location of one (1) parking space for the exclusive use of the Government is depicted in the plan attached to this Lease Amendment and labeled "Exhibit A."

This Lease Amendment contains 8 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: One Penn Associates, LP
Date: 4/30/14

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 5-12-14

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: MIKHAIL TENIZER
Title: OFFICE MANAGER
Date: 5/1/14

