

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. LPA12080
ADDRESS OF PREMISES Valley Commerce Center 1041 Washington Pike Bridgeville, PA 15017-2704	PDN Number: PS0030592

THIS AGREEMENT, made and entered into this date by and between Valley Commerce Center, LP whose address is:
Eleven Parkway Center, Suite 300
Pittsburgh, PA 15220-3614

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 lease term, square footage, annual rent and issue notice to proceed on change orders.


NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective November 19, 2014 as follows:


- A. The Lease Term Commencement Date is hereby established as November 19, 2014. The lease term is established as November 19, 2014 through November 18, 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: 14,683 rentable square feet (RSF), yielding 14,298 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 to the original Lease.
- C. Paragraph 1.03, sub-paragraph A of the Lease is hereby amended by deleting the existing rental rate chart and inserting in lieu thereof the following:

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 
Signature: _____
Name: _____
Title: VICE PRESIDENT
Entity Name: VALLEY COMMERCE CENTER LP
Date: 12/9/14

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service, 3PRNK
Date: 12/9/14

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: VP.
Date: 12/9/14

The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM YEARS 1-10
	ANNUAL RENT
SHELL RENT ¹	\$205,562.00
TENANT IMPROVEMENTS RENT ²	\$72,461.70
OPERATING COSTS ³	\$94,558.52
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$16,264.23
PARKING ⁵	INCLUDED IN SHELL COST
TOTAL ANNUAL RENT	\$388,846.45

¹Shell rent (Firm Term) calculation: \$14.00 per RSF multiplied by 14,683 RSF

²The Tenant Improvement Allowance of \$520,071.86 is amortized at a rate of 7 percent per annum over 10 years.

³Operating Costs rent calculation: \$6.44 per RSF multiplied by 14,683 RSF

⁴Building Specific Amortized Capital (BSAC) of \$116,731.60 are amortized at a rate of 7 percent per annum over 10 years

⁵Parking costs described under sub-paragraph G below

- D. The cost of the change order work, [redacted], shall be paid in lump sum after installation and acceptance of the improvements. Any change orders that effect this pricing shall be submitted in writing to the Contracting Officer for their approval. The pricing includes the following change orders: added 20 AMP circuit for response equipment room, add (1) phone/data drop for response equipment room, additional phone/data drops for the [redacted], change [redacted], relocate and install (2) existing projectors and (1) existing motorized projective screen, additional [redacted], furnish and [redacted], signage, supply diesel fuel for generator, [redacted], [redacted], mirrors for fitness room, and flag pole installation.

The Lessor shall furnish, install, and maintain all labor, materials, tools, equipment, services and associated work to complete the change orders listed above. The work shall be completed within 20 working days from space acceptance.

Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of [redacted], upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer. The Lessor hereby waives future restoration rights as a result of these improvements. After inspection and acceptance of these items and all other lease requirements, the Lessor must submit a properly executed invoice at <http://www.finance.gsa.gov>.

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
The Strawbridges Building
Attn: Rachel Wallen
20 N. 8th Street – 8th floor
Philadelphia, PA 19107

A proper invoice must include the following:

- invoice date
- Name of the Lessor as shown on the lease
- Lease contract number, building address, description of the work, price, and quantity of items delivered
- GSA PDN # PS0030592

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

INITIALS: [Signature] & [Signature]
LESSOR GOVT