

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-03P-LPA12107
<b>ADDRESS OF PREMISES</b>  319 WASHINGTON STREET JOHNSTOWN, PENNSYLVANIA 15901-1624	PDN Number: N/A

THIS AMENDMENT is made and entered into between

Newfield Properties LLC

whose address is: Penn Traffic Building  
319 Washington Street  
Suite 210  
Johnstown, Pennsylvania 15901-1624

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 parking space and adjust the annual 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 June 1, 2015, as follows:

I. Section 1, Paragraph 1.02, Paragraph A, is hereby deleted in its entirety and replaced with the following:

"A. Parking: **Eleven (11) structured, reserved and marked parking spaces, and one (1) structured** [REDACTED] **space** as depicted on the plan attached to the Lease as Exhibit B, reserved for the exclusive use of the Government. In addition, Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property."

II. Section 1, Paragraph 1.03, Paragraph A, is hereby deleted in its entirety and replaced with 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 LESSOR** [REDACTED]

Signature: [REDACTED]  
Name: CHANG-HO PARK  
Title: MEMBER  
Entity Name: Newfield Properties LLC  
Date: 5/18/2015

**FOR THE GOVERNMENT:**

Signature: [REDACTED]  
Name: Rebekah R. Cowles  
Title: Lease Contracting Officer  
GSA Public Buildings Service  
Date: May 27, 2015

**WITNESSED FOR THE LESSOR BY:**

Signature: [REDACTED]  
Name: Sarah Park  
Title: \_\_\_\_\_  
Date: 5/18/15

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$353,397.20	\$353,397.20
TENANT IMPROVEMENTS RENT	\$ 0.00	\$0.00
OPERATING COSTS	\$203,883.00	\$203,883.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>1</sup>	\$11,327.76	\$0.00
PARKING <sup>2</sup>	\$900.00	\$900.00
<b>TOTAL ANNUAL RENT</b>	<b>\$569,507.96</b>	<b>\$558,180.20</b>

<sup>1</sup>Building Specific Amortized Capital (BSAC) of \$56,638.80 is amortized at a rate of 0 percent per annum over 5 years.

<sup>2</sup>There are eleven (11) total parking spaces under the lease. For one (1) of those spaces, the Government shall pay \$900.00 per year.

In instances where the Lessor amortizes either the TI or BSAC for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term."

III. Section 1, Paragraph 1.03, Paragraph H, is hereby deleted in its entirety and replaced with the following:

"H. There are eleven (11) total parking spaces under the Lease. For ten (10) parking spaces, parking shall be provided at the rate of \$0.00 per parking space per month (Structured), and \$0.00 per parking space per month (Surface). For one (1) structured parking space under the Lease, the Government shall pay \$900.00 per year for that space."

INITIALS: CHP LESSOR & WCC GOV'T