

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03B-12171
ADDRESS OF PREMISES 13000 Townsend Road Philadelphia, PA 19154	PDN Number:

THIS AMENDMENT is made and entered into between HPI/GSA-IH, L. P., c/o HPI Management., whose address is: 100 North Tryon Street, Suite 5500, Charlotte, North Carolina 28202-4000

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

WHEREAS, the parties hereto desire to amend the above Lease. This Lease Amendment expands the current lease by a total of 8,592 usable square feet.

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 **February 1, 2015** as follows:

A. Section 1.01, Paragraph A of the Lease is hereby amended by deleting the existing text in its entirety and substituting in lieu thereof the following:

A. Office and Related Space: 121,448 rentable square feet (RSF), yielding 116,777 ANSI/BOMA Office Area (ABOA)square feet (SF) of office and related space.

This Lease Amendment contains 1 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 b

FOR THE LESSOR:



Its: Vice President


FOR THE

Signature
Name:
Title:
GSA, Pub
Date:



WITNESSED FOR THE LESSOR BY:

Signature:
Name:
Title:
Date:


Controller of HPI Management
2-9-15

B. Section 1.03, Paragraph A of the lease is hereby amended by deleting the existing text in its entirety and substituting in lieu thereof the following:

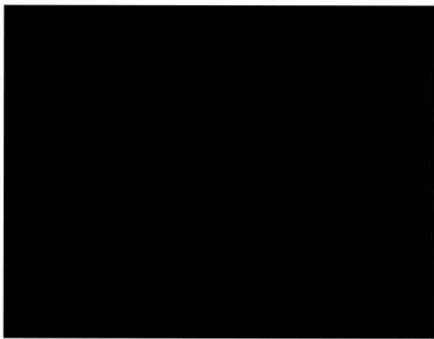
A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	Firm Term Annual Rent	Non Firm Term Annual Rent
Shell Rent	\$1,627,403.20	\$1,748,851.20
Operating Costs	\$650,961.28	\$650,961.28
Total Annual Rent	\$2,278,364.48	\$2,399,812.48

Shell Rent Calculation: Firm Term at \$13.40 per RSF multiplied by 121,448 RSF
 Non-Firm Term at \$14.40 multiplied by 121,448 RSF

Operating Cost Calculation: \$5.36 per RSF multiplied by 121,448 RSF

C. Section 1.03, Paragraphs B, C and D are hereby deleted.



INITIALS: &
 LESSOR & GOVT