

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-LPA12189
LEASE AMENDMENT	
ADDRESS OF PREMISES 134 S 4 th Street Easton, AP 18042-4581	PDN Number: N/A

THIS AMENDMENT is made and entered into between Easton Ventures, Inc.

whose address is: 1528 Shelbourne Drive Bethlehem, PA 18018

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 1.) Issue Notice to Proceed for the construction of Tenant Improvements 2.) Clarify 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 March 4, 2016 as follows:

1. Easton Ventures, Inc. has been issued notice to proceed with the construction of the Tenant Improvements for the Office of Personnel Management for the agreed upon amount of \$120,104.01, which is to be amortized into the Tenant Improvements portion of the rent.
2. The lessor shall complete the above construction within 60 working days (May 27, 2016).
3. Paragraph 1.03 A is hereby deleted in its entirety and the following is inserted in lieu thereof:
 - A. "A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

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:

Signature: 
 Name: David Hood
 Title: President
 Entity Name: Easton Ventures Inc
 Date: 6/28/16

FOR THE GOVERNMENT:

Signature: 
 Name: Lyndsey M. Sailer
 Title: Lease Contracting Officer
GSA, Public Buildings Service, 3PRNK
 Date: 6/28/16

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: DAVID HOOD
 Title: WITNESS
 Date: JUNE 22, 2016

	FIRM TERM YEARS	NON-FIRM TERM YEARS
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$ 182,101.76	\$192,979.52
TENANT IMPROVEMENTS RENT ²	\$ 28,199.67	\$0.00
OPERATING COSTS ³	\$ 68,288.16	\$ 68,288.16
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$3,521.91	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$ 282,111.50	\$ 261,267.68

¹Shell rent calculation:

(Firm Term) \$18.08 per RSF (rounded) multiplied by 10,072 RSF

(Non-Firm Term) \$19.16 per RSF (rounded) multiplied by 10,072 RSF

²The Tenant Improvement Allowance of \$120,184.01 is amortized at a rate of 8.5 percent per annum over 5 years.

³Operating Costs rent calculation: \$6.78 per RSF (rounded) multiplied by 10,072 RSF

⁴Building Specific Amortized Capital (BSAC) of \$15,000.00 are amortized at a rate of 8.5 percent per annum over 5 years

⁵Parking costs described under sub-paragraph H below

INITIALS:

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LESSOR

&

LH
GOVT