

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 10
LEASE AMENDMENT	TO LEASE NO. GS-03P-LPA12248
ADDRESS OF PREMISES 801 Market St. Philadelphia, PA 19107	PDN Number: PS0040071

THIS AMENDMENT is made and entered into between **Philadelphia Office 2016 LLC**
whose address is: **675 Third Avenue, Suite 2120, New York, NY 20017-5704**

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 provide Notice to Proceed for Change Orders described below in the amount of [REDACTED]

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 upon full execution as follows:

1. The Lessor shall furnish all labor, materials, tools, equipment, services, and associated work to provide, install, complete and maintain said work, identified in the Change Orders outlined below and broken down in the attached spreadsheet (Attachment A):
 - Change Order #001 – Atrium sound masking credit in the amount of [REDACTED] in accordance with the price proposal (Attachment B) dated 1/18/18 and attached to this LA.
 - Change Order #003 – Wireless touch panel at Rm #'s 0-443/445/446 in the amount of [REDACTED] in accordance with the price proposal (Attachment C) dated 2/5/18 and attached to this LA.
 - Change Order #004 – Wireless touch panel at Rm #'s 9-012/013 in the amount of [REDACTED] in accordance with the price proposal (Attachment D) dated 2/5/18 and attached to this LA.
 - Change Order #007 – VTC unit installs at Rm #'s 8-040, 8-055 and 8-056 in the amount of [REDACTED] in accordance with the price proposal (Attachment E) dated 3/14/18 and attached to this LA.

This Lease Amendment contains {49} 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: [REDACTED]
Name: Peyton McNitt
Title: Authorized Signatory
Entity Name: Philadelphia Office 2016 LLC
Date: July 2, 2018

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: JoAnn Stewart
Title: Lease Contracting Officer
GSA, Public Buildings Service, 3PRNP
Date: 7/11/18

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: Shannon Black
Title: Executive Assistant
Date: July 2, 2018

- Change Order #008 – Added wire mics at room# 9-012/013 the amount of [REDACTED] in accordance with the price proposal (Attachment F) dated 3/8/2018 and attached to this LA.
- Change Order #044 – [REDACTED] data 8-706 or a total cost of \$4,988.84 of which the Government is responsible for a total of [REDACTED] in accordance with the price proposal (Attachment G) dated 3/29/18 and attached to this LA.
- Change Order #045 – [REDACTED] data 9-012 at millwork for a total cost of [REDACTED] of which the Government is responsible for a total of [REDACTED] in accordance with the price proposal (Attachment H) dated 3/29/18 and attached to this LA.
- Change Order #046 – Cut out sections of drywall at [REDACTED] for GSA [REDACTED] inspection to confirm mesh is installed in the amount of [REDACTED] in accordance with the price proposal (Attachment I) dated 3/29/18 and attached to this LA.
- Change Order #048 – GSA [REDACTED] Request for one (1) additional camera at Corridor 9-710 in the amount of [REDACTED] in accordance with the price proposal (Attachment J) dated 4/4/18 and attached to this LA.
- Change Order #049 – Miscellaneous electric/data relocations and additions for a total cost of \$3,273.28 of which the Government is responsible for a total of [REDACTED] in accordance with the price proposal (Attachment K) dated 4/5/18 and attached to this LA.
- Change Order #053 – Additional cleaning for a total cost of \$4,000.00 of which the Government is responsible for a total of [REDACTED] in accordance with the price proposal (Attachment L) dated 4/13/18 and attached to this LA.
- Change Order #055 – [REDACTED] lock guards in the amount of [REDACTED] in accordance with the price proposal (Attachment M) dated 4/17/18 and attached to this LA.
- Change Order #056 – Flooring removal/ repairs at refrigerators in the amount of [REDACTED] in accordance with the price proposal (Attachment N) dated 4/18/18 and attached to this LA.
- Change Order #057 – [REDACTED] data changes/relocates in the amount of [REDACTED] in accordance with the price proposal (Attachment O) dated 4/17/18 and attached to this LA.
- Change Order #059 – Ceiling light sensor at 8-032 in the amount of [REDACTED] in accordance with the price proposal (Attachment P) dated 5/14/18 and attached to this LA.
- Change Order #060 – Wall Hanging throughout the space in the amount of [REDACTED] in accordance with the price proposal (Attachment Q) dated 5/28/18 and attached to this LA.
- [REDACTED] Additional Security Upgrades CORS – Miscellaneous security equipment in the amount of [REDACTED] in accordance with price proposal (Attachment R) dated 4/12/18 and attached to this LA.
- [REDACTED] COR/Reimbursement for L2 Expenses and Printing Charges – Reimbursable expenses and printing charges incurred by L2 Partridge, LLC over the duration of the project in the amount of [REDACTED] of which the Government is responsible for a total of [REDACTED] in accordance with price proposal (Attachment S) dated 6/7/18 and attached to this LA.

The total of the above change orders is [REDACTED]. The Lessor's 3% project management fee based on the total change order cost is [REDACTED].

2. Upon completion and the Government's inspection and acceptance of all completed tenant improvements, the Government shall pay the Lessor a one-time lump sum payment of [REDACTED].

INITIALS:

PM
LESSOR

&

[Signature]
GOVT