

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		LEASE AMENDMENT No. 7
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 Additions to Signage Scope described below

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:

- Change Order #031 - HHS requests a number of additions to the signage scope, which increased the overall price of the signage contract by [REDACTED]. The revisions outlined below are in accordance with the price proposal (Attachment A) received from Urban Sign Company, dated 2/8/2018 and attached to this LA.
 - o CMS signage costs increased by [REDACTED]. This increase is a result of additions to the signage scope, including: a photo wall in the multi-purpose training room, adding additional workstation signs to the scope, adding a line item for extra inserts, and upgrading the basic vinyl film to a printed vinyl with custom design. Also included in this increase is the CMS prorated share of the JU signage costs, which increased due to the addition of frosted films on doors, signage for CCTVs, and upgrades to the large JU training room.
 - o The remaining divisions ([REDACTED]) have a signage cost increase of [REDACTED]. This increase is a result of additions to the signage scope, including: acrylic letters and seals designed/installed for [REDACTED] and [REDACTED] adding additional workstation signs to the scope, adding a line item for extra inserts, and the addition of CCTV signage. Also included in this increase is the prorated share of the JU signage costs for all divisions, with the exception of [REDACTED]. The JU costs increased due to the addition of frosted films on doors, signage for CCTVs, and upgrades to the large JU training room.

This Lease Amendment contains {5} 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 McNutt
 Title: Authorized Signatory
 Entity Name: Philadelphia Office 2016 LLC
 Date: May 1, 2018

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: Jd Ann Stewart
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, 3PRNP
 Date: 5/18/18

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: Shannon Black
 Title: Executive Asst
 Date: 5/1/18

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]

3. After inspection and acceptance of work by the Government, a properly executed original invoice shall be forwarded to:

<http://www.finance.gsa.gov>

- OR -

a properly executed original invoice shall be forwarded to:

General Services Administration
Greater Southwest Region (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

If invoicing either electronically or by mail, a copy of the invoice must also be mailed to the Contracting Officer at:

GSA, Public Buildings Service
Real Estate Acquisition Division
100 S Independence Mall West
Philadelphia, PA 19106
Attn: JoAnn Stewart

For an invoice to be considered proper, it must:

- ♦ Be received after the execution of this LA,
- ♦ Reference the Pegasys Document Number (PDN) specified on this form,
 - ♦ Include a unique, vendor-supplied, invoice number,
 - ♦ Indicate the exact payment amount requested, and
- ♦ Specify the payee's name and address. The payee's name and address must EXACTLY match the Legal Business Name or DBA associated with it in Central Contractor Registration (CCR) for the DUNS included above.

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

INITIALS:


LESSOR

&


GOVT