

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-03P-LDE12146
ADDRESS OF PREMISES College Park 1221 College Park Drive Dover, DE 19904-8726	PDN Number: N/A

THIS AMENDMENT is made and entered into between **Stoltzfus Mast, LLC**

whose address is: **200 Weston Drive, Dover, DE 19904-8726**

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 order tenant improvements in the amount of **\$119,129.82** and adjust the rental rate accordingly.

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 execution by the Government as follows:

1. The parties agree that the Government issued a Notice to Proceed for construction of the tenant improvements via letter dated June 11, 2015 (copy attached) in the amount of \$119,129.82. The tenant improvement allowance outlined in the Lease was \$200,000. Since construction costs are less than the allowance, paragraph 1.03 Rent and Other Consideration, sub-paragraph A is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

"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 ¹	\$315,024.87	\$330,650.55
TENANT IMPROVEMENTS RENT ²	\$42,970.62	\$0.00
OPERATING COSTS ³	\$ 181,369.50	\$181,369.50
PARKING ⁴	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$539,364.99	\$512,020.05

¹Shell rent (Firm Term) calculation: \$11.29 per RSF multiplied by 27,903 RSF; Shell rent (Non Firm Term) calculation: \$11.85 per RSF multiplied by 27,903 RSF

²The Tenant Improvement costs of \$119,129.82 are amortized at a rate of 5 percent per annum over 3 years. Calculation: Rounded to \$1.54 per RSF multiplied by 27,903 RSF

³Operating Costs rent calculation: \$6.50 per RSF multiplied by 27,903 RSF

⁴Parking costs described under sub-paragraph H below"


This Lease Amendment contains **four (4)** pages.

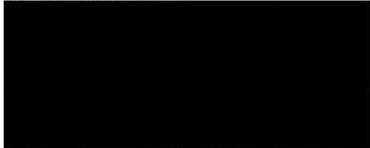
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their names as of the below date.

FOR THE

FOR THE GOVERNMENT:

Signature: 

Signature: 

Name: HENRY S. MAST

Name: 

Title: MANAGING MEMBER

Title: 


Entity Name: STOLTZFUS MAST, LLC

GSA, Public Buildings Service, 3PRND

Date: 6/15/15

Date: 6/29/15

WITNESSED FOR THE LESSOR BY:

Signature: 

Name: 

Title: OFFICE MANAGER

Date: 6/15/15