GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-LDE12223
ADDRESS OF PREMISES: Creekwood Office Complex III 920 Basin Road New Castle, DE 19720-1736	PDN Number:

THIS AMENDMENT is made and entered into between

COMMONS BLVD., L.P.

whose address is: 405 E MARSH LN STE 1
WILMINGTON, DE   19804-2445

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 reconcile Office and Related Space and Common Area Factor language that is presently reflected.

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 <u>January 6, 2016</u>, as follows:

1. Paragraph 1.01, Subparagraphs A and B are hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

    A. <u>Office and Related Space</u>: **30,015** Rentable Square Feet (RSF) yielding **27,842** ANSI/BOMA Office Area (ABOA) Square Feet (SF) of office and related space located on the 2nd and 3rd floors and known as Suite 200 of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

    B. <u>Common Area Factor</u>: The Common Area Factor (CAF) is established as eight percent (8%). This factor, which represents the conversion from ABOA to Rentable Square Feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.
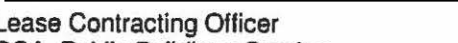
This Lease Amendment contains 1 page.

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: ████████████████████████
Title: ████████████████████████
Entity Name: General Partner of Commons Blvd., L.P.
Date: _____1/7/16_____

FOR THE GOVERNMENT:

Signature: _██████████████_
Name: ███████████████████
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: _____1/8/16_____

WITNESSED FOR THE LESSOR BY:

Signature: ████████████████
Name: _MARGE BILLINGSLEY_
Title: _DIR OF OPERATIONS_
Date: _____1/7/16_____