

## FIFTH EXTENSION TO LEASE

THIS **FIFTH EXTENSION TO LEASE** ("Fifth Extension") is dated \_\_\_\_\_, 2012, by and between **MOUNTAIN RIDGE BUSINESS PARK, LLC**, a New Jersey Limited Liability Company, having an office at 333 Route 46 West, Second Floor, Mountain Lakes, NJ 07046 (the "Landlord") and **RANDOLPH TOWNSHIP BOARD OF EDUCATION**, a New Jersey corporation, having an office at 25 Schoolhouse Road, Randolph, NJ 07869 (the "Tenant").

### WITNESSETH:

**WHEREAS**, the Landlord and the Tenant initially entered into a Lease Agreement dated December 17, 1990, (the "Lease") for certain premises located at 1248 Sussex Turnpike, Randolph, NJ 07869 (the "Premises"); and

**WHEREAS**, the Lease has been previously modified and extended by First Extension to Lease dated November 29, 1995, by Second Extension to Lease dated November 27, 2000, by Third Extension to Lease dated August, 2006; and by Fourth Extension to Lease dated January 25, 2012; and

**WHEREAS**, the Lease is due to expire on May 31, 2012; and

**WHEREAS**, Tenant has requested that Landlord extend the term of the Lease until June 30, 2012; and

**WHEREAS**, the Landlord and Tenant agree to extend the term of this Lease for an additional one (1) month period, such that the Lease would expire on June 30, 2012 in accordance with the terms set forth below.

**NOW, THEREFORE**, for and in consideration of the above premises, the mutual covenants hereinafter contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Landlord and Tenant agree that the Lease is hereby modified and amended as follows:

1. **TERM** The term of the Lease is hereby extended for a period of one (1) month (the "Extension Period"), commencing June 1, 2012 ("the Extension Period Commencement Date") and expiring on June 30, 2012, on all of the same terms and conditions currently in effect under the Lease, except to the extent expressly modified herein.

2. **TERM BASIC RENT** For the duration of the Extension Period, the Base Rent shall be \$55,102.52 per annum, payable in monthly installments of \$4,591.88.

3. **NO OTHER CHANGES** The intent of this Fifth Extension is only to modify, change and amend those provisions of the Lease as herein specified. Except as herein specifically modified, changed and amended, all the terms and conditions of the Lease shall remain in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement on the day and year first above written.

**WITNESS:**

\_\_\_\_\_

**LANDLORD**  
**MOUNTAIN RIDGE BUSINESS PARK, LLC**  
a New Jersey Limited Liability Company

By: \_\_\_\_\_  
Daniel Cohen, Member

**WITNESS/ATTEST:**

\_\_\_\_\_

**TENANT**  
**RANDOLPH TOWNSHIP BOARD OF**  
**EDUCATION, a New Jersey Corporation**

By: \_\_\_\_\_  
Michael Neves, Secretary