

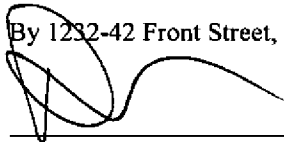
SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF FISHTOWN STATION

On the 8th day of October, 2019, the Declarant, 2132-42 Front Street, LLC, pursuant to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. §3101 *et seq.*, as amended, and by Article VII of the Condominium Declaration, as the owner of 100% of the Condominium Units and 100% of available votes of the Condominium, hereby amends the Declaration of Condominium for the Fishtown Station Condominium, located at 1232-42 Front Street, Philadelphia, PA, and more fully described by a metes and bounds description attached hereto as exhibit "A", as follows:

1. **7.2 – Rights of Certain Permitted Mortgages:** Subject to the limitations imposed by 3321 of the Act and except as set forth below, no amendment of this Declarations or the Bylaws may be made without the prior written approval of Permitted Mortgagees if and to the extent that such approval is required by the Act. The project documents must provide that amendments of a material adverse nature to mortgagees be agreed to by mortgagees that represent at least 51 percent of the votes of unit estates that are subject to mortgages. Also, the project documents must provide for any action to terminate the legal status of the project after substantial destruction or condemnation occurs or for other reasons to be agreed to by mortgagees that represent at least 51 percent of the votes of the unit estates that are subject to mortgages. If such a holder fails to object in writing within 10 days after receipt of the request for approval, such approval shall be deemed to have given.

IN WITNESS WHEREOF, Declarant has caused these presents to be duly executed on the day and year first above written.

By 1232-42 Front Street, LLC



By: Dan Borkson, Managing Member

COMMONWEALTH OF PENNSYLVANIA

SS

COUNTY OF PHILADELPHIA

On 8th day of October, 2019, before me, an officer duly authorized in the County and State aforesaid to take acknowledgements, appeared Daniel Borkson, Managing Member of 1232-42 Front Street, LLC, known to be the individual who executed the foregoing instrument, and so executed to be his free act and deed and the free act and deed of 1232-42 Front Street LLC.

WITNESS my hand and official seal in the above County and State.

Notary Public: _____



My Commission Expires:

