

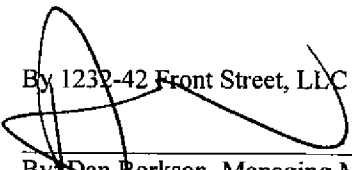
### THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF FISHTOWN STATION

On the 30th day of October, 2019, the Declarant, 1232-42 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. Any references to the Declarant in previous amendments specifically refer to 1232-42 Front Street, LLC, the Declarant of Fishtown Station Condominiums.
2. Section 7.2 shall be further amended to add the following provisions:
  - a. No provision of this Declaration shall give a Unit Owner, or any other party, priority over any right of the Mortgagee of a Unit, pursuant to its mortgage in the event of a distribution to the Unit Owner of insurance proceeds or condemnation awards for loss to or a taking of one or more Units or Common Elements.
  - b. All registered Mortgagees shall be notified of a lapse, cancellation, of any insurance carried by the Unit Owner's Association.
  - c. Notice to all registered Mortgagees, by the executive board must occur where the Association is taking an action that requires consent of the majority of Mortgagees.

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

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COMMONWEALTH OF PENNSYLVANIA

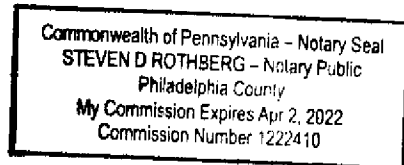
SS

COUNTY OF PHILADELPHIA

On 31<sup>th</sup> 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: