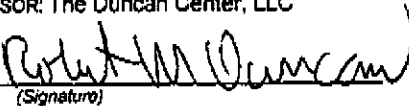
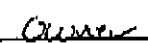




<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT NO. 01</b>	<b>DATE</b> <u>4-13-2011</u>
<b>TO LEASE NO: GS-03B-08419</b>		
<b>ADDRESS OF PREMISES</b> 500 W. Lookerman Street Dover, Delaware 19904-7309		
<p><b>THIS AGREEMENT</b>, made and entered into this date by and between The Duncan Center, LLC whose address is 500 W. Lookerman Street, Suite 600 Dover, Delaware 19904-7309</p> <p>hereinafter called the Lessor, and the <b>UNITED STATES OF AMERICA</b>, hereinafter called the Government;</p> <p><b>WHEREAS</b>, the parties hereto desire : to revise the amount of annual rent; outline the amount for the notice to proceed; outline the effective date of the lease; and provide for the settlement of the actual tenant improvements.</p> <p><b>NOW THEREFORE</b>, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <b>February 15, 2011</b>, as follows.</p> <p>A. The section of Paragraph 11 of the rider to the Lease starting with "Years 1 through 10 and ending with Annual cost of services" is hereby deleted and replaced with the following:</p> <p><b>"11. Years 1 through 10:</b>          A total annual rental of \$29,099.97, plus accrued escalations, payable at the rate of \$2,425.00 per month consisting of :</p> <p>Shell Rent: \$17,159.31 per year (includes cost for two (2) surface parking spaces)          Amortized Cost for Tenant Alteration Allowance: \$5,960.70 per year          Interest rate at which Tenant Alterations are amortized: 6%          Annual cost of services: \$5,979.96 per year</p> <p>B. The parties agree that the Government issued the Notice to Proceed to construction via letter dated December 17, 2010. The notice to proceed amount was \$44,741.75 as outlined in Exhibit B which is attached to this Supplemental Lease Agreement. This amount of \$44,741.75 will be amortized into the rental rate.</p> <p>C. Paragraph 2 of the Standard Form 2 of the lease is hereby deleted and the following Paragraph 2 substituted in lieu thereof:</p> <p><b>"2. TO HAVE AND TO HOLD</b> the said premises with their appurtenances for the term beginning on <b>February 15, 2011</b> through and including <b>February 14, 2021</b>, subject to termination and renewal rights are may be hereinafter set forth."</p> <p>D. The following is added to Paragraph 6 of the GSA Standard Form 2:</p> <p style="margin-left: 40px;">o. Exhibit B, <span style="background-color: black; color: black;">REDACTED</span> Rent Calculation          p. Exhibit C, Notice to Proceed Calculation</p> <p>All other terms and conditions of the Lease shall remain in force and in effect.</p> <p><b>IN WITNESS WHEREOF</b>, the parties subscribed there names as of the above date.</p>		
<p><b>LESSOR: The Duncan Center, LLC</b></p> <p>BY <u></u> (Signature) <u></u> (Title)</p> <p>IN PRESENCE OF <u></u> (Signature) <u><span style="background-color: black; color: black;">REDACTED</span></u> (Address)</p> <p><b>UNITED STATES OF AMERICA GSA, Public Building Services, North Service Center</b></p> <p>BY <u></u> (Signature) <u>Contracting Officer</u> (Official Title)</p>		

SCANNED