

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE <i>May 11, 2011</i>
TO LEASE NO. GS-03B-10307		PDN: PS0020282
ADDRESS OF PREMISE The Mac 5 Building 611 S. DuPont Highway Dover, DE 19901-4507		
THIS AGREEMENT, made and entered into this date by and between Beimac, L.L.C. whose address is 859 Golf Links Lane Suite 1 Magnolia, DE 19962-1188 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 order tenant improvements which exceed the tenant improvement allowance in the amount of \$74,547.32 and to reflect a change in Lessor and Payee address. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>May 3, 2011</u> as follows:		
<p>A. In separate correspondence dated May 3, 2011 the Government has issued a Notice to Proceed for Tenant Improvements in the amount of \$268,451.00. The total costs amortized into the rental rate for tenant improvements are \$193,903.68. The remaining portion of the Tenant Improvements will be paid via a one-time lump sum payment in the amount of \$74,547.32.</p> <p>B. The Government shall reimburse the Lessor in a lump sum payment in the amount of \$74,547.32, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.</p> <p>The original invoice must be submitted directly to the GSA Finance Office at the following address: General Services Administration FTS and PBS Payment Division (7BCP) P.O. Box 17181 Fort Worth, TX 76102-0181</p> <p>A copy of the invoice must be faxed to the Contracting Officer at 215-209-0859.</p>		
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IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
LESSOR: Beimac, L.L.C.		
BY <u><i>[Signature]</i></u> (Signature)	<u>Managing Member</u> (Title)	
IN THE PRESENCE OF <u><i>[Signature]</i></u> (Signature)	<u>859 GOLF LINKS LANE, MAGNOLIA</u> (Address) <u>DE 19962</u>	
UNITED STATES OF AMERICA, Public Building Services, Real Estate Acquisition Division		
BY <u><i>Jennifer Kauffman</i></u> (Signature)	<u>Contracting Officer</u> (Official Title)	

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN #

C. The heading of this lease is amended by deleting the existing text and substituting, in lieu thereof, the following:

"This lease made and entered into this date by and between Beimac L.L.C., whose address is 859 Gold Links Lane, Suite 1, Magnolia, DE 19962-1188."

D. Paragraph 3 of the Standard Form 2 of the lease, is amended by deleting the portion of the text following "Rent check shall be made payable to..." and substituting, in lieu thereof, the following:

"Beimac L.L.C.
859 Golf Links Lane, Suite 1
Magnolia, DE 19962-1188"

E. GSA Forms 3518 is attached hereto and made a part of this Supplemental Lease Agreement No. 1.

All other terms and conditions of the lease shall remain in force and effect.