

**THIS LEASE** is made and entered into between

E&D Holdings I, LLC

("the Lessor") and

**THE UNITED STATES OF AMERICA**

("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

**WITNESSETH:** The parties hereto for the consideration hereinafter mentioned, covenant and agree as follows:

The Lessor hereby leases to the Government the premises described in Sections I and II of the Form 1364A, Simplified Lease Proposal, attached hereto as Exhibit A, as further described on the floor plan attached hereto as Exhibit B ("the Premises"), together with the right to the use of the parking spaces and other areas described in said Section II of said Exhibit A, to have and to hold for a term of

**10 YEARS, 5 YEARS FIRM**

commencing on the date of acceptance of the Premises (as such date shall be established in accordance with Section 3 herein), subject to the terms and conditions set forth below.

**IN WITNESS WHEREOF,** the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

The following persons are designated by each party as having full authority to bind their respective principles with regard to all matters relating to this Lease: No person other than those designated below shall be understood to have any authority to bind their respective principles, except to the extent that such authority may be explicitly delegated by notice to the other party, or to the extent that such authority is transferred by succession of interest. The Government shall have the right to substitute its Lease Contracting Officer ("LCO") by notice, without an express delegation by the LCO.

**FOR THE LESSOR:**  
(See Exhibit A, Box 18B)

Francis A. DiMondi  
Name: Francis A. DiMondi

Title: Co-Owner

Date: 2/13/12

**FOR THE GOVERNMENT:**

Gary Ebert  
Lease Contracting Officer  
U.S. General Services Administration  
20 North 8<sup>th</sup> Street  
The Strawbridge Building, 8<sup>th</sup> floor  
Philadelphia, PA 19107

Date: 3/15/12

**WITNESSED BY:**

Bobbie Jo Pearson  
Name: Bobbie Jo Pearson

Title: Office Manager

Date: 2/13/12