

<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>		SUPPLEMENTAL AGREEMENT <b>No. 1 Page 1 of 10</b> TO LEASE NO. <b>GS-03B-09454</b>	DATE <b>7/12/10</b>
ADDRESS OF PREMISES One State Street Square 50 West State Street Trenton, NJ 08608-1220		Pegasys Document Number <b>PS0017675</b>	
<p>THIS AGREEMENT, made and entered into this date by and between <b>State Street Square Urban Renewal Partners-I</b> whose address is <b>50 West State Street, Suite 112, Trenton, NJ 08608-1220</b> hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to issue Notice to Proceed for Tenant Improvements, incorporate the scope of work, state the negotiated Tenant Improvement cost, issue instructions for payment, and delete provisions in the lease for amortized payments of Tenant Improvements and Building Specific Security.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant</p> <p>Lease is amended, effective <u>July 12, 2010</u>, as follows:</p> <p>A. Notice to Proceed is issued upon receipt of a government executed copy of Supplemental Lease Agreement No. 1 by the Lessor. The Lessor shall provide all labor, materials, tools, services and equipment necessary to complete the alterations as provided in the drawings A-0 through A-7 provided by Polek Schwartz Architects, dated May 05, 2010, attached as the Scope of Work as exhibit A. Upon inspection and acceptance, Lessor shall be paid lump sum in the amount of \$343,628.01. The building permit was applied for on July 7, 2010.</p> <p>B. Upon acceptance by the Government, the Lessor must submit an invoice, including the PDN Number PS0017675, directly to GSA Finance at:</p> <p style="text-align: center;">GSA          Greater Southwest Region (7BC)          P.O. Box 17181, Fort Worth, Texas 76102-0181</p> <p>The invoice must reference the Lease, Supplemental Lease Agreement (SLA), PDN Number, and it must describe the work completed along with the amount billed. Payment will become due within 30 days of receipt of an accepted invoice.</p>			
<p>LESSOR. <b>State Street Square Urban Renewal Partners-I</b>  <i>by: State Street - I, L.P., its general partner</i>  <i>by: Regis State Street Partners Inc.</i></p> <p>BY <i>[Signature]</i> <b>President</b>  <small>(Signature) its general partner (Title)</small></p> <p>IN PRESENCE OF <i>[Signature]</i> <b>50 West State Street, Trenton, NJ 08608</b>  <small>(Signature) (Address)</small></p>			
<p>UNITED STATES OF AMERICA, General Services Administration, PBS, North Branch, Delaware Valley Section</p> <p>BY <i>[Signature]</i> <b>Contracting Officer</b>  <small>(Signature) (Official Title)</small></p>			

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT

**NO. 1 page 2 of 10**

TO LEASE NO.

**GS-03B-09454**

C. Paragraph 14 of the Rider to the lease is hereby deleted from "Years 1 through 5" to the end of paragraph 14, and is replaced with the following:

**"Years 1 through 5:**

**Shell Rent:** \$54,039.06 per year or \$21.04 per ANSI/BOMA Office Area Square Foot (ABOA),

**Annual Cost of Services:** \$25,619.40 per year or \$9.98 per ANSI/BOMA Office Area Square Foot (ABOA), plus accrued escalations per Paragraph 4.3, "Operating Costs"

**Parking:** \$5,760.00 per year or \$1,440.00 per space/annually

**Years 6 through 10:**

**Shell Rent** \$60,294.96 per year or \$23.48 per ANSI/BOMA Office Area Square Foot (ABOA),

**Annual Cost of Services:** \$25,619.40 per year or \$9.98 per ANSI/BOMA Office Area Square Foot (ABOA), plus accrued escalations per Paragraph 4.3, "Operating Costs"

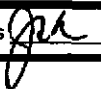
**Parking:** \$5,760.00 per year or \$1,440.00 per space/annually

The Government will pay lump sum for the Tenant Improvement costs. The Tenant Improvement costs for the attached Scope of Work are \$343,628.01.

If the Government spends more than the allowance identified above, the Government reserves the right to 1) reduce the Tenant Improvement requirements, 2) pay lump sum for the overage upon completion and acceptance of the improvements, or 3) increase the rent according to the negotiated amortization rate over the firm term of the lease."

All other terms and conditions of the lease shall remain in force and effect.  
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor Initials



Government Initials

