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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT No. 1 | DATE <div style="font-size: 1.5em; font-family: cursive;">4/4/11</div> |
| ADDRESS OF PREMISE 1301 Wrights Lane West Chester, PA 19380-3442 | | TO LEASE NO. GS-03B-09444 |
| PDN: PS0019663 | | |

THIS AGREEMENT, made and entered into this date by and between

Philip J. and Elizabeth A. Harvey

whose address is c/o Venture Programs

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 a) **establish Tenant Improvement Build Out Costs** and b) **incorporate cabling scope of work of the Lessor.**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective February 28, 2011 as follows:

A. The Government agrees to the total Tenant Improvement costs of \$642,214.00. The Government's total Tenant Improvement Allowance is \$278,375.00. The remaining portion of the Tenant Improvements will be paid via a one-time lump sum payment in the amount of \$363,839.00. Additionally, the lease requires completion of the Tenant Improvement build-out 50 working days from Notice to Proceed. The lease is hereby amended to allow for completion of space in 90 working days, which according to the approved project schedule is June 30, 2011.

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IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: Philip J. and Elizabeth A. Harvey

BY *Elizabeth A. Harvey*
(Signature)

IN THE PRESENCE OF *Janet Ford*
(Signature)

Lessor's
(Title)

(Address)

UNITED STATES OF AMERICA Public Building Services, Real Estate Acquisition Division

BY *[Signature]*
(Signature)

Gary Eberly, Contracting Officer
(Official Title)

- B. Upon completion of the work, the Lessor shall notify the Contracting Officer to arrange for an inspection. After inspection and acceptance of the work by the Government, a properly executed original invoice shall be forwarded to:

General Services Administration
Greater Southwest Region (7BC)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must also be mailed to the Contracting Officer at:

GSA, Public Buildings Service
20 North Eighth Street, 8th Floor
Philadelphia, PA 19107-3191
Attn: Gary Eberly

For an invoice to be considered proper, it must:

- (1) Be received after the execution of this SLA,
- (2) Reference the Pegasys Document Number (PDN) specified on this form,
- (3) Include a unique, vendor-supplied, invoice number,
- (4) Indicate the exact payment amount requested,
- (5) Specify the payee's name and address.

The payee's name and address must EXACTLY match the Legal Business Name or DBA associated with it in Central Contractor Registration (CCR) for the DUNS included above.

The Government shall reimburse the Lessor in a lump sum payment in the amount of \$363,839.00, upon receipt of an original invoice. Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

- C. **Paragraph 8.15.A of the SFO to the Lease is hereby amended by deleting the existing text in its entirety and replacing in lieu thereof the following:**

"TENANT IMPROVEMENT INFORMATION: The Lessor shall be responsible for purchasing and installing data cable. The Lessor shall safely conceal data outlets and the associated wiring used to transmit data to workstations shall be in floor ducts, walls, columns, or below access flooring. The Lessor shall provide as part of the Tenant Improvement Allowance outlets, which shall include rings and pull strings to facilitate the installation of the data cable. When cable consists of multiple runs, the Lessor shall provide ladder-type cable trays or other acceptable means and methods to prevent Lessor-provided cable coming into contact with suspended ceilings or sprinkler piping. Cable trays or other acceptable means and methods shall form a loop around the perimeter or other acceptable means and methods of the Government-demised area such that they are within a 30-foot horizontal distance of any single drop."

- D. **Paragraph 8.16 A. 2. of the SFO to the Lease is hereby amended by deleting the existing text in its entirety and replacing in lieu thereof the following:**

"TENANT IMPROVEMENT INFORMATION: The Lessor shall be responsible for purchasing data and telecommunications cable. Said cable shall be installed and connected to systems furniture by the Lessor/contractor with assistance and/or advice of the Government, Lessor, or computer vendor. The Lessor shall provide wall-mounted data and telephone junction boxes, which shall include wire ducts, rings, pull strings, and cable piping (raceway system) to facilitate the installation of the data and telecommunications cable. When cable consists of multiple runs, the Lessor shall provide straight, junction, drop, and ladder-type cable trays, or other acceptable means and methods to prevent Lessor provided cable from tangling or coming into contact with suspended ceilings or sprinkler piping. Cable trays or other acceptable means and methods shall form a loop around the perimeter of the Government-demised area such that they are within a 30-foot horizontal distance of any single drop. Said cable trays or other acceptable means and methods shall provide access to both telecommunications data closets and telephone closets."

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