

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES	SUPPLEMENTAL AGREEMENT <b>No. 1</b>	DATE <b>9/21/10</b>
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. <b>GS-03B-09415</b>	
ADDRESS OF PREMISE 701 Market Street Philadelphia, PA 19106-1538		PEGASYS DOCUMENT NO. PS0018450
THIS AGREEMENT, made and entered into this date by and between		
<b>Independence Center Realty, LP</b>		
whose address is 701 Market Street Philadelphia, PA 19106-1532		
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 provide for a lump sum payment for Tenant Improvements.		
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <b>September 20, 2010</b> as follows:		
I. Under separate correspondence, the total amount of Tenant Improvements approved to date is \$390,259.56, of which \$285,134.53 is being amortized in the subject lease. Government is hereby ordering the remainder of the tenant improvements and the following change order for structural study in the amount of \$111,891.36 ( <b>108,331.36 for tenant improvements and \$3,560 for structural study</b> ).		
II. Upon execution of this SLA the Government shall reimburse the Lessor in a one time lump sum payment in the amount of \$111,891.36 which shall be due upon receipt of an original invoice submitted after completion, inspection, and acceptance of the space by the Contracting Officer.		
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		
Continued on page 2 <b>Independence Center Realty L.P.</b> By: ICR-I, Inc., its general partner By: Mark P. Merini, its vice president 701 Market Street, Philadelphia, PA 19106		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
LESSOR:		
BY <u>Mark P. Merini</u> (Signature)	<u>Vice President</u> (Title)	
IN THE PRESENCE OF		
<u>Carol Coyle</u> (Signature)		(Address)
UNITED STATES OF AMERICA GSA, PBS, REAL ESTATE ACQUISITION DIVISION		
BY <u>Cheryl A. Warner</u> (Signature)	<u>Contracting Officer</u> (Official Title)	

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GS - 03B -09415

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration  
Attn: Cheryl Wanner, Contracting Officer  
Strawbridges Building  
20 N. 8<sup>th</sup> Street, 8<sup>th</sup> Floor  
Philadelphia, PA 19107

For an invoice to be considered proper, it must:

1. Be received after the execution of the SLA.
2. Reference the Pegasys Document Number specified on this form.
3. Include a unique, vendor supplied, invoice number.
4. Indicate the exact payment amount requested, and specify the payees' name and address. The Payees' name and address must EXACTLY match the Lessor's name and address listed above.

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of work by the Government, whichever is later. If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

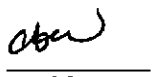
III. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS:

  
LESSOR

&

  
GOVT