

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2 TO LEASE NO. GS-03B-09415	DATE <u>8/26/2010</u>
ADDRESS OF PREMISE 701 Market Street Philadelphia, PA 19106-1538		PEGASYS DOCUMENT NO.
THIS AGREEMENT, made and entered into this date by and between <div style="text-align: center;"> Independence Center Realty, LP </div> 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 establish the lease effective date and annual rent.		
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>August 1, 2010</u> as follows:		
1. Paragraph 2 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and substituting in lieu thereof the following: "To have and hold the said premises with their appurtenances for the term beginning on August 1, 2010 through July 31, 2015, subject to termination and renewal rights as may hereinafter be set forth."		
2. Paragraph 3 of the Standard Form 2 and Rider Paragraph 12 of the Lease is hereby amended by deleting the existing text in its entirety and substituting in lieu thereof the following: "The Government shall pay the Lessor annual rent of <u>\$247,522.60</u> at the rate of <u>\$20,626.88</u> per month in arrears, plus accrued escalations. \$285,134.53 have been amortized in the lease at a rate of 8.5% for 60 months. Annual cost of services is \$86,242."		
Rent for a lesser period shall be prorated. Rent checks shall be made payable to: Independence Center Realty, LP 701 Market Street Philadelphia, PA 19106-1532		
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: BY <u><i>Mark P. Merlini</i></u> (Signature) IN THE PRESENCE OF <u><i>Carol Coyle</i></u> (Signature)	<u><i>Vice President</i></u> (Title) _____ (Address)	
UNITED STATES OF AMERICA GSA, PBS, REAL ESTATE ACQUISITION DIVISION		
BY <u><i>Cheryl A. Warner</i></u> (Signature)	<u>Contracting Officer</u> (Official Title)	