

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT <b>No. 2</b>  TO LEASE NO. <b>GS-03B-09415</b>	DATE <u>8/26/2010</u>
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ADDRESS OF PREMISE PEGASYS DOCUMENT NO.  
 701 Market Street  
 Philadelphia, PA 19106-1538

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

**Independence Center Realty, LP**

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 **August 1, 2010** 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 \$247,522.60 at the rate of \$20,626.88 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.

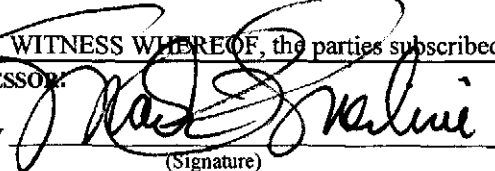

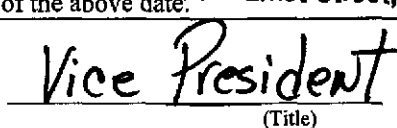
Annual cost of services is \$86,242."

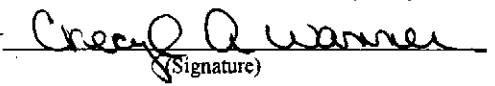
Rent for a lesser period shall be prorated. Rent checks shall be made payable to:  
 Independence Center Realty, LP  
 701 Market Street  
 Philadelphia, PA 19106-1532"

Independence Center Realty L.P.  
 By: ICR-I, Inc., its general partner  
 By: Mark P. Merlini, its vice president  
 701 Market Street, Philadelphia, PA 19106

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></u> (Signature) IN THE PRESENCE OF <u></u> (Signature)	<u></u> Vice President (Title)  _____ (Address)
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UNITED STATES OF AMERICA GSA, PBS, REAL ESTATE ACQUISITION DIVISION BY <u></u> (Signature)	_____ Contracting Officer (Official Title)
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