

**Supplemental Lease Agreement
Number 1**

Lease Number: GS-04B-61026 **Date:** May 27, 2011

Highland Business Park, located at 810 Tyvola Rd., Suite 108, Charlotte, NC 28217-3589

THIS AGREEMENT, made and entered into this date by and between Charlotte-Highland Limited Partnership whose address is 1853 William Penn Way, Lancaster, PA 17601-6713

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 adjust the Tenant Improvement Allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective April 27, 2011 as follows:

This Supplemental Lease Agreement serves as the Lessor's *Notice to Proceed* for the construction of Tenant Improvements (TI). Said TI shall be completed in accordance with the specifications set forth in the Lease, the most recent set of Construction Drawings, the Tenant Improvement and Shell Breakdown which is incorporated and referenced herein as Exhibit A (1 pg), and the General Conditions which are incorporated and referenced herein as Exhibit "B" (3 pgs).

Upon the Lessor's completion of TI and the Government's inspection and acceptance of the same, the Government hereby agrees to reimburse the Lessor, via rental, an amount not to exceed \$47,345.00 in accordance with Paragraph 10 of Standard Form 2. Exclusive of interest payments, the total reimbursement to the Lessor will not exceed said amount.

Presently, the remaining TI Allowance is \$151,391.64. If at lease commencement this amount or any portion of the TI Allowance remains, rent shall be adjusted in accordance with 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, [Lessor Name]

By _____



Mark C. Fitzgerald
President/Chief Operating Officer

(Title)

In Presence of _____



(Signature)

1853 William Penn Way, Lancaster, PA
(Address)

United States Of America, General Services Administration, Public Buildings Service.



Lease Contracting Officer
(Official Title)