

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-LNJ00010
ADDRESS OF PREMISES The Mt. Laurel Office Center 530 Fellowship Road Mt. Laurel, New Jersey 08054	PDN Number:

THIS AMENDMENT is made and entered into between
Fellowship Development Associates, LP

whose address is 1000 Germantown Pike
 Suite A-2
 Plymouth Meeting, PA 19462

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 to establish the lease term, establish the square footage and establish the annual rent.

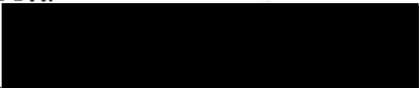
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective August 1, 2016 as follows:

- A. The Lease Term Commencement Date is hereby established as August 1, 2016. The lease term is established as August 1, 2016 through July 31, 2026.
- B. Paragraph 1.01, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:
 - A. Office and Related Space: 21,074 rentable square feet (RSF), yielding 20,071 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1st floor of the Building, as depicted on the floor plan(s) attached to the original Lease.

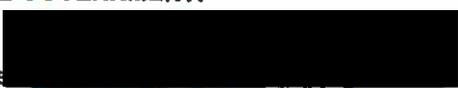
This Lease Amendment contains 2 pages.

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 below date.

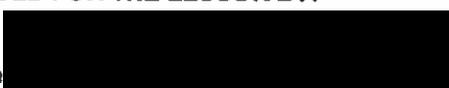
FOR THE LESSOR:

Signature: 
 Name: Donald F. Cafiero
 Title: Managing Member
 Entity Name: Fellowship Development Associates LP
 Date: 6/28/16

FOR THE GOVERNMENT:

Signature: 
 Name: Eileen Marengo
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 6/28/16

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Jacquelyn Dawgiert
 Title: Administrator
 Date: 6/28/16

C. Paragraph 1.03, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM
	ANNUAL RENT
SHELL RENT ¹	\$337,816.22
OPERATING COSTS ²	\$ 98,415.58
TOTAL ANNUAL RENT	\$436,231.80

¹Shell rent calculation:

(Firm Term) \$16.03 per RSF multiplied by 21,074 rentable square feet (ABOA rate is \$16.83 per ABOA)

²Operating Costs rent calculation: \$4.67 per RSF multiplied by 21,074 rentable SF (ABOA rate is \$4.90 per ABOA)

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

INITIALS: DFC & [Signature]
LESSOR GOVT