

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE 12/22/10
	TO LEASE NO. GS-03B-10301	

ADDRESS OF PREMISE English Creek Corporate Center
500 Scarborough Road
Egg Harbor Township, NJ 08234-4857

THIS AGREEMENT, made and entered into this date by and between
English Creek Corporate Center, LLC

whose address is 201 Woolston Drive, Suite 1-A
Morrisville, PA 19067-5000

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 agreed upon architectural and engineer fees as well as determine the cabling responsibility.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective April 21, 2010 as follows:

- A. Lease Paragraph 8.15A is hereby amended by deleting the first sentence and inserting in lieu thereof the following:

"The Lessor is responsible for purchasing and installing data cable as part of the Tenant Improvement Allowance."

- B. Lease Paragraph 8.16A2 is hereby amended by deleting the first sentence and inserting in lieu thereof the following:

"The Lessor is responsible for purchasing data and telecommunication cable as part of the Tenant Improvement Allowance."

- C. In accordance with Lease Paragraph 5.8, Architectural fees charged by the Lessor for Tenant Improvements are not to exceed \$12,422.25, which will be funded via the Tenant Improvement Allowance.

- D. In accordance with Lease Paragraph 5.8, Engineering fees charged by the Lessor for Tenant Improvements are not to exceed \$7,975.00, which will be funded via the Tenant Improvement Allowance.

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IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LE [Redacted] Center, LLC

BY [Redacted]

IN [Redacted]
(Signature)

[Redacted]

201 WOOLSTON DRIVE, STE 1-A
MORRISVILLE, PA 19067
(Address)

Real Estate Acquisition Division

Contracting Officer
(Official Title)

E. The reimbursable services associated with invoice Number 1 and 2 in the amount of \$641.27 are approved.

All other terms and conditions of the lease shall remain in force and effect.