

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES  SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 5	DATE <i>April 12, 2011</i>
	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 *JL*  
Morrisville, PA 19067-~~5000~~ 5001 *JL*

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 square footage, lease term, and rental payments.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective April 1, 2011 as follows:

A. Paragraph 1 of the Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:

"1. The Lessor hereby leases to the Government the following described premises:

A total of 5,521 rentable square feet (RSF) of office and related space, which yields 4,851 ANSI/BOMA Office Area square feet (ABOA SF) on the third floor at English Creek Corporate Center, 500 Scarborough Road in Egg Harbor Township, New Jersey 08234-4857, to be used for such purposes as determined by the Government. No reserved parking spaces are required, but the number of parking spaces available shall meet local code."

B. Paragraph 2 of the Standard Form 2 is hereby amended by deleting the existing text and inserting in lieu thereof the following:

" 2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on April 1, 2011 through and including March 31, 2021, subject to termination and renewal rights as may be hereinafter set forth."

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

LESSOR:  Center, LLC  
BY \_\_\_\_\_  
IN THE PR \_\_\_\_\_  
(Signature)

*Managing Director*  
(Title)  
*201 Woolston Drive, Ste 1-A*  
*MORRISVILLE, PA 19067*  
(Address)

 State Acquisition Division  
Contracting Officer  
(Official Title)

C. Paragraph 3 of the Standard Form 2 is hereby amended by deleting the existing text and by inserting in lieu thereof the following:

"3. The Government shall pay the Lessor annual rent as follows:

**Years 1 through 5:**

A total annual rent of \$160,411.52, payable at the rate of ~~\$13,287.63~~ <sup>\$13,307.63</sup> per month in arrears, consisting of:

**Annual Shell Rent:** \$82,704.58

**Amortized annual cost for Tenant Alteration Allowance\*:** \$44,856.99

**Interest rate** at which Tenant Alterations are amortized: 6.25%

**Annual Cost of Services:** \$32,849.95

**Years 6 through 10:**

A total annual rent of \$126,596.53, plus accrued escalations, payable at the rate of \$10,549.71 per month in arrears, consisting of:

**Shell Rent:** \$93,746.58

**Annual Cost of Services:** \$32,849.95 plus accrued escalations

Rent for a lesser period shall be prorated. Rent shall be payable to:

English Creek Corporate Center, LLC  
201 Woolston Drive, Suite 1-A  
Morrisville, PA 19067-5000

JC  
5001 JK

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