

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 5 TO LEASE NO. GS-03B-09318	DATE <u>March 16, 2011</u> PDN No.
ADDRESS OF PREMISE SunGard Building 3 West Broad Street Bethlehem, PA 18018-6799		
<p>THIS AGREEMENT, made and entered into this date by and between</p> <p>whose address is SunGard Public Sector 3 W Broad St. Ste 1 Bethlehem, PA 18018-5717</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above lease: to document the actual tenant improvement costs expended, to establish the lease commencement date and the annual rent.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective, <u>January 19, 2011</u>, as follows:</p> <p>A. Paragraph 2 of Standard Form 2, of the lease is hereby deleted in its entirety and replaced by the following:</p> <p>"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on <u>January 19, 2011</u> through <u>January 18, 2021</u>, subject to termination and renewal rights as may be hereinafter set forth."</p>		
<p>This SLA contains 2 pages.</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p> <p>LESSOR: SunGard for</p> <p>BY _____ <u>VP Finance</u> (Signature) (Title)</p> <p>_____ <u>3 W Broad Street, suite 1</u> (Address) <u>Bethlehem, PA 18018</u></p>		
<p>UNITED STATES OF AMERICA, GSA, PBS, REAL ESTATE ACQUISITION DIVISION</p> <p>_____ <u>Contracting Officer</u> (Official Title)</p>		

Lessor R & Government SAM

TO LEASE NO.
GS - 03B - 09318

B. Paragraph 3 of Standard Form 2, of the lease is hereby deleted in its entirety and replaced by the following:

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

Date	Annual Rent	Monthly Rent
1/19/2011 - 1/18/2016	\$249,736.95*	\$20,811.41
1/19/2016 - 1/18/2021	\$184,241.50*	\$15,353.46

*Plus accrued CPI operating costs escalation.

Annual Rates above reflect the following breakdown:

Years 1 through 5:

Shell Rent: \$123,192.83 per year,

Amortized annual cost for Tenant Improvement Allowance*: \$65,495.45 per year

Interest rate at which Tenant Alterations are amortized: 3.25%

Annual Cost of Services: \$61,048.67 per year, plus accrued escalations per Paragraph 4.3 "Operating Costs"

Years 6 through 10:

Shell Rent \$123,192.83 per year;

Annual Cost of Services: \$61,048.67 per, plus accrued escalations per Paragraph 4.3 "Operating Costs"

*The total cost of Tenant Improvements are \$301,877.95 which is included in the rent, at the amortization rate of 3.25% over the firm term of five (5) years. The Government, at its election, may pay lump sum for Tenant Improvements. If this occurs, the rent shall be reduced proportionately using the 3.25 % amortization rate.

Rent shall be paid rent in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

SunGard Public Sector
3 W Broad St, Ste 1
Bethlehem, PA 18018-5717."

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

Lessor *DL* & Government *SAM*