

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT

No.2
Page 1 of 2

DATE

11/5/10

TO LEASE NO.

GS-03B-09424

ADDRESS OF PREMISE Schuylkill Mall
830 Schuylkill Mall Road
Frackville, PA 17931-2502

Pegasys Document Number (PDN)

THIS AGREEMENT, made and entered into this date by and between
Empire Schuylkill, LP

whose address is 633 West Germantown Pike
Suite 200
Plymouth Meeting, PA 19462-1032

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 issue Notice to Proceed with the Tenant Improvement (TI) build-out.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 27, 2010, as follows:

- A. This SLA serves as a Notice to Proceed (NTP) for the Tenant Improvements (TI) build out in the amount of \$288,459.60.

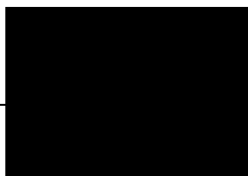
The summary of Tenant Improvement costs to date is \$288,459.60, which will be amortized over sixty (60) months at an interest rate of five percent (5%).

- B. The breakdown of the Tenant Improvement cost is reflected in Exhibit A, "Attachment #1 - Ivyland".

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.

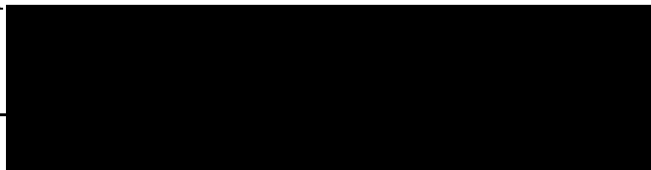
LESSOR: Empire Schuylkill, LP

BY



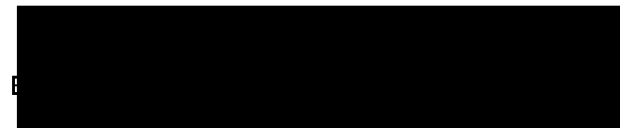
Lawrence R. Zipf, President
(Title)
FRACKVILLE MANAGEMENT SERVICES ASSOCIATES, LP
AGENT FOR LESSOR

IN T



633 W. GERMAN TOWN PIKE, SUITE 200
(Address)
PLYMOUTH MEETING, PA 19462

UNITED STATES OF AMERICA General Services Administration, PBS, Allegheny Service Center



Contracting Officer
(Official Title)