

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No.1 Page 1 of 3	DATE <i>11/02/2010</i>
	TO LEASE NO. GS-03B-09446	

ADDRESS OF PREMISE Saucon Valley Plaza 3477 Corporate Parkway Center Valley, PA 18034-8232	Pegasys Document Number (PDN) PS0018850
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THIS AGREEMENT, made and entered into this date by and between
Center Valley Parkway Associates, LP

whose address is c/o Franklin Realty Development Corp.
405 Old Penllyn Pike, Suite 200
Penllyn, PA 19422-1134

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 28, 2010, as follows:

- A. This SLA serves as a Notice to Proceed (NTP) for the Tenant Improvements (TI) build out in the amount of \$213,066.54.

The summary of Tenant Improvement costs to date is \$213,066.54, of which \$203,757.58 will be amortized over one hundred twenty (120) months at an interest rate of eight percent (8%), and \$9,308.96 shall be paid to the Lessor via a one time lump sum payment from the Government, upon acceptance of the space by the Government.
- B. The breakdown of the Tenant Improvement cost is reflected in Exhibit A, "Attachment #1 – Ondra Huyett".

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: Center Valley Parkway Associates, LP

BY _____ V.P. _____
(Title)

_____ 405 Old Penllyn Pike _____
Suite 200
Penllyn, PA 19422
(Address)

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

BY _____ _____
Contracting Officer
(Official Title)

C. After inspection and acceptance of work by the Government, a properly executed original invoice in the amount of \$9,308.96 shall be forwarded to:

General Services Administration (GSA)
Greater Southwest Region (7BC)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must also be mailed to:

GSA, Public Buildings Service
South Branch (3PRS)
Attn: Brian Brophy, Contracting Officer
20 North 8th Street, 8th Floor
Philadelphia, PA 19107-3191

For an invoice to be considered proper, it must:

1. Be received after the execution of this SLA
2. Reference the Pegasys Document Number (PDN) specified on this form
3. Include a unique, vendor-supplied, invoice number
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address.

Payment will be due within thirty (30) calendar days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.