

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-03B-09490	DATE 10/5/11	PAGE 1 of 6
ADDRESS OF PREMISES One Media Place, 1023 East Baltimore Pike, Media PA 19063-5126			

**THIS AGREEMENT**, made and entered into this date by and between One Media Place Associates LP

whose address is 100 Shadeland Avenue  
Draxel Hill, PA 19028-2038

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 to establish lease effective date and adjust rental amount due to underutilization of Tenant Improvement Allowance

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective August 31, 2011, as follows:

I. Paragraph 1 of the Lease (Standard Form 2) is hereby deleted in its entirety and replaced with the following:

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

4,676 Rentable Square Feet yielding 3,894 ANSI/BOMA Office Area square feet and related space located on the 3<sup>rd</sup> Floor, at One Media Place, 1023 East Baltimore Pike, Media, PA 19063-5126, together with 21 surface parking spaces to be used for such purposes as determined by the General Services Administration.

II. Paragraph 2 of the Lease (Standard Form 2) is hereby deleted in its entirety and replaced with the following:

\*2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on August 19, 2011 through August 18, 2021, subject to termination and renewal rights as may be hereinafter set forth."

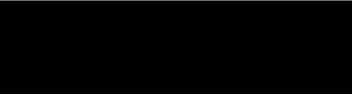

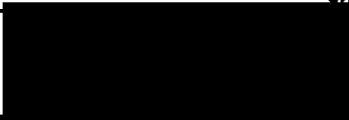
III. Paragraph 3, of the (Standard Form 2) of the lease is amended by deleting Lease Rider Paragraph 13 in its entirety and replaced with the following:

13. Lessor shall complete the building shell as defined in the lease and complete all alterations, improvements and repairs required by this lease, and deliver the leased premises ready for occupancy by the Government within sixty-five (65) working days from the date of notice to proceed with the construction of the tenant improvements. When Lessor has completed all such alterations, improvements and repairs, Lessor shall promptly notify the Contracting Officer who shall promptly cause the same to be inspected.

Upon the date of completion of such alterations, improvements and repairs, and inspection and acceptance by the Government, the term of this lease shall commence and shall continue for ten (10) consecutive calendar years. The commencement date shall be more particularly set forth by a Supplemental Lease Agreement.

Upon acceptance of the leased premises by the Government, the same shall be measured and rental shall be paid, in accordance with Paragraph 4.1 of the lease, 'Measurement of the Space', and Paragraph 27 of General Clauses, GSA Form 3517, 'Payment', at the rate of:

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR	
SIGNATURE 	NAME OF SIGNER Kevin E. McLaughlin
ADDRESS 940 W. Sprow Road, Ste 301, Springfield, PA 19064	
IN PRESENCE OF	
	NAME OF SIGNER Julie Martin
Road, Ste 301, Springfield, PA 19064	
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER BRICE KING
	OFFICIAL TITLE OF SIGNER LLC

