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| GENERAL SERVICES ADMINISTRATION<br>PUBLIC BUILDING SERVICES<br><br>SUPPLEMENTAL LEASE AGREEMENT   | SUPPLEMENTAL<br>AGREEMENT<br>No. 03<br><br>TO LEASE NO.<br>GS-03B-09617 | DATE<br>5/3/2012   |
| ADDRESS OF PREMISE<br>2300 Vartan Way<br>Harrisburg, PA 17110-9721  |   |  |
| <p>THIS AGREEMENT, made and entered into this date by and between<br/> Vartan Group Inc.</p> <p>whose address is 3601 Vartan Way<br/> 2<sup>nd</sup> Floor<br/> Harrisburg, PA 17110-9440</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 establish the lease term, and rental rate.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective April 9, 2012, as follows:</p> <p>B. Paragraph 2 of the Standard Form 2 is hereby amended by deleting the existing text and inserting in lieu thereof the following:</p> <p style="padding-left: 40px;">"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on April 9, 2012 through April 8, 2022, subject to termination and renewal rights as may be hereinafter set forth."</p> <p>All other terms and conditions of the lease shall remain in force and effect.<br/> This SLA consists of 2 pages.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p> |   |  |
| LESSOR: Vartan Group Inc.<br>_____<br>_____<br>_____  |   | EXEC. V. PRESIDENT & GEN. COUNSEL<br>(Title)<br><br>_____<br>(Address) |
| UNITED STATES OF AMERICA, General Services Administration, Public Buildings Service<br>BY _____ Contracting Officer<br>(Official Title)   |   |  |

Lessor  & Government 

Supplemental Lease Agreement Number: 03  
Lease Number: GS-03B-09817

C. Paragraph 3 of 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 the annual rent stated below, payable in monthly installments in arrears.

Years 1 through 5:

The total annual rent of \$21,033.41 breaks down as follows:

Shell Rent \$9,157.32 per year or \$7.32 per Rentable Square Foot

Amortized annual cost for Tenant Improvement Allowance: \$6,772.01 per year (\$5.41/RSF)  
Interest rate at which Tenant Alterations are amortized: 7%

Amortized annual cost for Building Specific Security: \$262.71 per year (\$0.21/RSF)

Annual Cost of Services: \$4,841.37 per year or \$3.87 per Rentable Square Foot, plus accrued escalations per Paragraph 4.3 "Operating Costs"

The lump sum Tenant Improvement Allowance is \$98,500 or \$98.00/ABOA SF. It will be amortized over the 5 year firm term using a 7% amortization rate.

Years 6 through 10:


The total annual rent of \$13,988.69 breaks down as follows:

Shell Rent: \$9,157.32 per year or \$7.32 per Rentable Square Foot

Annual Cost of Services: \$4,841.37 per year or \$3.87 per Rentable Square Foot, plus accrued escalations per Paragraph 4.3 "Operating Costs"

\*Note rates per RSF may be rounded

Rent shall be paid in arrears. Rent for the lesser period shall be prorated. Rent shall be payable to:

Vartan Group Inc.   
3601 Vartan Way  
Harrisburg, PA 17110-9440

D. Paragraph 13 of the Rider is hereby deleted in its entirety. 

Lessor 

& Government 