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| GENERAL SERVICES ADMINISTRATION<br>PUBLIC BUILDINGS SERVICE                    | LEASE AMENDMENT No. 2     |
|  | TO LEASE NO. GS-03B-12018 |
| LEASE AMENDMENT  |                           |
| ADDRESS OF PREMISES  | PDN Number: PS0032026     |
| Mellon Independence Center<br>701 Market Street<br>Philadelphia, PA 19106-1538 |                           |

THIS AMENDMENT is made and entered into between

Independence Center Realty, LP

whose address is: 701 Market Street  
Philadelphia, PA 19106-1538

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 for construction of alterations.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

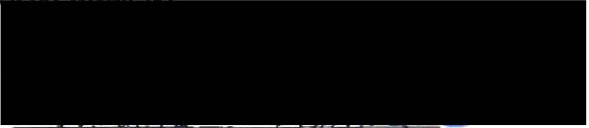
- A. Notice to Proceed for construction is hereby issued upon receipt of a Government executed copy of Lease Amendment No. 2 by the Lessor. The Lessor shall provide all labor, materials, tools, services and equipment necessary to complete the alterations as provided in the scope of work (attached, exhibit A). Upon inspection and acceptance of the space by the Government, the Lessor shall be paid lump sum in the amount of \$5,610.00, which includes \$5,100 for construction costs and \$510.00 (10%) for the lessor's project management fee. The work shall be completed within 14 calendar days after notice to proceed is issued.

This Lease Amendment contains 4 pages.




force and effect.  
as of the below date.

FOR THE GOVERNMENT:



Signature: Independence Center Realty L.P.  
 Name: By: ICR-I, Inc., its general partner  
 Title: By: Mark P. Merlini, its vice president  
 Entity Name: 701 Market Street, Philadelphia, PA 19106  
 Date: 6-4-2015

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service, 3PRND  
 Date: June 9, 2015

WITNESS   
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: DIRECTOR OF OPERATIONS  
 Date: 6/4/2015

B. Upon substantial completion, inspection and acceptance of the space by the Government, the Lessor shall submit a properly executed original invoice. The Government shall reimburse the Lessor in a one-time lump-sum payment in the amount of \$5,610.00 upon receipt of this properly executed original invoice. The invoice must be submitted directly to the GSA Finance Office at:

<http://www.finance.gsa.gov>

OR to the following address:

GSA, Greater Southwest Region (7BCP)  
P.O. Box 17181  
Fort Worth, Texas 76102-0181.

A copy of the invoice must also be mailed to the Contracting Officer at:

GSA, Public Buildings Service  
North Service Center (3PRNE)  
20 North Eighth Street, 8<sup>th</sup> Floor  
Philadelphia, PA 19107-3191 Attn: Danielle Graham

For an invoice to be considered proper, it must:

- (1) Be received after the execution of this LA,
  - (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,
  - (5) Specify the payee's name and address as shown on the Lease,
  - (6) Lease contract number, building address, and a description, price and quantity of the items delivered
- If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

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

INITIALS:

  
LESSOR

&

  
GOVT