

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-03B-09415	DATE 4/5/2011	PAGE 1 of 2
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ADDRESS OF PREMISES

701 Market Street, Philadelphia, PA 19107

THIS AGREEMENT, made and entered into this date by and between Independence Center Realty, LP

whose address is: 701 Market Street
Philadelphia, PA 19107

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 add an additional 510 ANSI BOMA Office Square Feet (586 RSF) for the FAS Telepresence Center. All terms and conditions of the lease shall apply to this expansion space.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended upon execution by the Government as follows:

Paragraph 1 of the Lease and paragraphs 12 Rider #1 to Lease GS-03B-09415 are hereby deleted in their entirety and replaced with the following:

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

A total of 8,647 BOMA Rentable Square Feet (BRSF) (yielding 7,519 ANSI/BOMA Office Area Square Feet (BOASF)) located on the 1st floor, in the building located at 701 Market Street, Philadelphia, PA, 19107 to be used for SUCH OFFICE AND RELATED PURPOSES AS DETERMINED BY THE GOVERNMENT.

12. The Lessor shall complete the building shell as defined in Paragraph 1.8 of the lease "Building Shell Requirements," complete all alterations and improvements required by this lease, and deliver the leased premises ready for occupancy by the Government within 15 working days from Government issuance of the Notice to Proceed (NTP) on the Tenant Improvements. For purposes of this paragraph, the date of lease award is deemed to be the date on which the Lessor receives an award letter from the Government. When the Lessor has completed all such alterations, improvements, and repairs, the 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 fifty-one (51) consecutive calendar months, with the Government having termination rights in whole or in part at any time effective after 4/28/2013. The Government must give the Lessor ninety (90) days written notification prior to any lease termination.

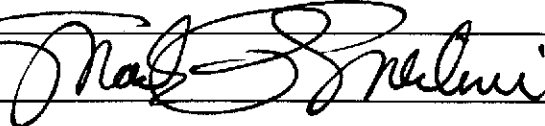
Cont.

Independence Center Realty L.P.
By: ICR-I, Inc., its general partner
By: Mark P. Merlini, its vice president
701 Market Street, Philadelphia, PA 19106

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

LESSOR

SIGNATURE



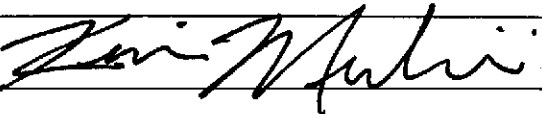
NAME OF SIGNER

MARK P. MERLINI

ADDRESS

IN PRESENCE OF

SIGNATURE



NAME OF SIGNER

Kevin M. MERLINI

ADDRESS

UNITED STATES OF AMERICA

SIGNATURE



NAME OF SIGNER

Cheryl A. Warner

OFFICIAL TITLE OF SIGNER

Contracting Officer

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Upon acceptance of the leased premises by the Government, the same shall be measured and rental shall be paid, in accordance with Paragraph 24 of the General Clauses, GSA Form 3517, "Prompt Payment" and "Electronic Funds Transfer Payment" respectively, at the rate of:

Months 1 through 51 for expansion space:

A total annual rent of \$12,892.00 (\$22.00 per Rentable Area Square Foot), plus accrued escalations, payable at the rate of \$1,074.33 per month in arrears, consisting of:

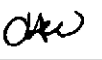
Shell Rent: \$6,621.80 (11.30 per Rentable Office Area Square Foot] (RSF)

Annual Cost of Services: \$6,270.20 (\$10.70 (\$10.70 per RSF], plus accrued escalations,

Initials:


Lessor

&


Gov't