

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-03B-09489	DATE 5/27/11	PAGE 1 of 1
ADDRESS OF PREMISES 10430 Drummond Road, Philadelphia, PA 19154-3806		PDN#	PS0020441

THIS AGREEMENT, made and entered into this date by and between DIRECT INVEST USA, LLC

whose address is 114 NORTH MAIN ST., SUITE 100, SUFFOLK, VA 23434-4564

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 (NTP) on tenant improvement (TI) work and identify lump sum amount

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective 5/27/11 as follows:

The Lessor agrees to supply all labor and materials to provide, install and maintain the improvement items described in NTP letter dated 5/27/11 in the amount of \$1,969,454 broken down as follows:

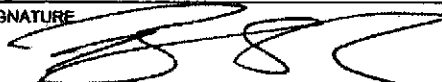
\$1,585,584 (TIA in rent per Rider to Lease paragraph 13)

\$ 383,870 (RWA to be paid lump sum per invoice below)


Upon completion of the work, please notify the GSA Contracting Officer to arrange for inspection and acceptance of the work. Upon acceptance, a properly executed invoice shall be submitted to GSA Finance (<http://www.finance.gsa.gov>), Greater Southwest Region (7BC), P.O. Box 17181, Fort Worth, TX 76102-0181, with a copy to the CO. Proper invoice shall reference the Lease Number, the SLA number, the amount billed, the work completed and the PDN #.

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

LESSOR

SIGNATURE 	NAME OF SIGNER BRIAN T. ROWE
ADDRESS 114 N. MAIN STREET #100, SUFFOLK VA 23434	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER SHERYL SPAUL
ADDRESS 114 N. MAIN ST STE 100, SUFFOLK VA 23434	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER BRICE KING
	OFFICIAL TITLE OF SIGNER LCD