

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDING SERVICES

SUPPLEMENTAL LEASE AGREEMENT

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AGREEMENT

No. 1

DATE

January 26, 2010

TO LEASE NO.

GS-03B-09 402

ADDRESS OF PREMISES 1215 Manor Drive, Mechanicsburg, PA 17055

THIS AGREEMENT, made and entered into this date by and between LINLO PROPERTIES III, LP

whose address is 1013 Mumma Road, Suite 100, Lemoyne, PA 17043

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 Paragraph 13 regarding the Broker Commission and the Government's Commission Credit into the lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon full execution of this SLA:

A. Paragraph 13 is hereby added into the lease as follows:

"13. Commission and Commission Credit, refer to the following:

The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The total commission credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO which was attached to and which formed a part of this lease. The [REDACTED] balance which equates to [REDACTED] is to be paid to the broker as follows: [REDACTED] is due and payable within 30 days of receipt of an invoice and the remaining [REDACTED] is payable at lease occupancy.

Notwithstanding paragraph 3 of Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$8,077.56 minus one half of the prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent

Second Month's Rental Payment \$8,077.56 minus one half of the prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent

Third Month's Rental Payment shall commence in full.

All other terms and conditions of the lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: LINLO PROPERTIES III, LP

BY

Lowell R. Gafes

(Signature)

IN THE PRESENCE OF

Victoria M. Banker

(Signature)

(Title)

Member, Linlo Management  
General Partner LLC,  
1013 Mumma Rd. Suite 100  
Lemoyne PA 17043  
(Address)

UNITED STATES OF AMERICA, GSA, PBS, Philatlantic Service Center

BY

Donna J. Kiniry

(Signature)

Contracting Officer  
(Official Title)

SCANNED