

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 02	TO LEASE NO. GS-03B-09433 GS-03B-09427	DATE 8/20/2010	PAGE 1 of 2
ADDRESS OF PREMISES 701 Market Street, Philadelphia, PA		Pegasys Number: PS0018033	

THIS AGREEMENT, made and entered into this date by and between Independence Center Realty, LP,
whose address is 701 MARKET STREET
PHILADELPHIA, PA 19106

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 order tenant improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective August 20, 2010, as follows:

- I. Under separate correspondence, the total amount of Tenant Improvements approved to date is \$37,260.31, of which \$27,581.85 is being amortized in the subject lease. Government is hereby ordering the remainder of the tenant improvements and following change orders (Change order #3) in the amount of \$12,000.70:
- II. Upon execution of this SLA the Government shall reimburse the Lessor in a one time lump sum payment in the amount of \$12,000.70 which shall be due upon receipt of an original invoice submitted after completion, inspection, and acceptance of the space by the Contracting Officer.

The original invoice must be submitted directly to the GSA Finance Office at the following address:
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181


A copy of the invoice must be provided to the Contracting Officer at the following address:

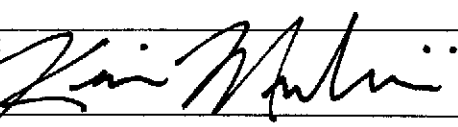
General Services Administration
Attn: Cheryl Wanner, Contracting Officer
Strawbridge Building
20 N. 8th Street, 8th Floor
Philadelphia, PA 19107


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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 MERLINI
ADDRESS	

UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER
	OFFICIAL TITLE OF SIGNER

SCANNED

A proper invoice must include the following:


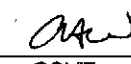
- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0018033

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

III. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS:

 & 
LESSOR GOVT

SCANNED

INITIALS: _____ LESSOR
_____ GOVT