

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT 1 Page 1 of 2 TO LEASE NO. GS-03B-09361	DATE 7/21/2010									
ADDRESS OF PREMISE Crums Mill Business Park 4050 Crums Mill Road Harrisburg, PA 17112											
THIS AGREEMENT , made and entered into this date by and between Crums Mill Road Limited Partnership whose address is 5351 Jaycee Avenue Harrisburg, PA 17112 - 2938 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 establish the square footage, to establish the lease term, to establish the annual rent, to accept the tenant improvement build-out that is amortized in the rent NOW THEREFORE , these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, Effective, <u>May 13, 2010</u> , as follows:											
A. Paragraph 1 of the Standard Form 2 is hereby deleted in it's entirety and replaced as follows: "The Lessor hereby leases to the Government the following described premises: <u>8,450 ANSI/BOMA square feet</u> , (<u>9,717 rentable square feet</u>) of office space on the 2nd floor at Crums Mill Business Park, 4050 Crums Mill Road, Harrisburg, PA 17112 to be used for such purposes as may be determined by the General Services Administration."											
B. Paragraph 2 of the Standard Form 2 is hereby deleted in it's entirety and replaced as follows: "TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on <u>May 13, 2010</u> through <u>May 12, 2020</u> , subject to termination and renewal rights as may be hereinafter set forth."											
C. Paragraph 3 of the Standard Form 2 is hereby deleted in it's entirety and replaced as follows: "The Government shall pay the Lessor annual rent as follows:											
<table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Date</th> <th style="text-align: left;">Annual Rent</th> <th style="text-align: left;">Monthly Rent</th> </tr> </thead> <tbody> <tr> <td>5/13/2010 - 5/12/2015</td> <td>\$236,740.64</td> <td>\$19,728.38</td> </tr> <tr> <td>5/13/2015 - 5/12/2020</td> <td>\$176,013.50</td> <td>\$14,667.79</td> </tr> </tbody> </table>			Date	Annual Rent	Monthly Rent	5/13/2010 - 5/12/2015	\$236,740.64	\$19,728.38	5/13/2015 - 5/12/2020	\$176,013.50	\$14,667.79
Date	Annual Rent	Monthly Rent									
5/13/2010 - 5/12/2015	\$236,740.64	\$19,728.38									
5/13/2015 - 5/12/2020	\$176,013.50	\$14,667.79									
*Plus accrued CPI operating costs escalation. Annual Rates above reflect the following breakdown: Shell (yrs 1-5): \$93,288 (\$11.04 per ANSI/BOMA Office Area sf) Shell (yrs 6-10): \$107,315 (\$12.70 per ANSI/BOMA Office Area sf) Operating Costs: \$68,698.50 (\$8.13 per ANSI/BOMA Office Area sf) Tenant Improvement (TI) amortization (yrs 1-5): \$74,754.14*** (\$8.84 per ABOA) ***Reflects amortization of \$322,225 over 60 months at 6.0%											
IN WITNESS WHEREOF , the parties subscribed their names as of the above date.											
LESSOR: Crums Mill Road Limited Partnership BY <u>Joseph Fronk</u> (Signature) <u>Manager of PMG Services</u> (Title) IN THE PRESENCE OF <u>John Curren</u> (Signature) <u>5351 Jaycee Ave, HBG, PA 17112</u> (Address)											
UNITED STATES OF AMERICA, GSA, PBS, NORTH SERVICE CENTER BY <u>ASW</u> (Signature) <u>Contracting Officer</u> (Official Title)											

SUPPLEMENTAL LEASE AGREEMENT

No. 1

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TO LEASE NO.

GS-03B-09361

Rent Checks shall be made payable to:

Crums Mill Road Limited Partnership
5351 Jaycee Avenue
Harrisburg, PA 17112 - 2938"

D. Paragraph 4 of the Standard Form 2 is hereby deleted in it's entirety and replaced as follows:

"The Government may terminate this lease in whole or in part at any time on or after May 13, 2015, by giving at least Ninety (90) Days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

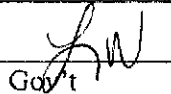
E. Paragraph 14 of the Rider is hereby deleted in its entirety.

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

Initials:


Lessor

&


Gov't