

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 001
LEASE AMENDMENT	TO LEASE NO. GS-O9B-03123
ADDRESS OF PREMISES: 5900 La Place Court, Suite 100, Carlsbad, CA 92008	PDN Number: N/A

THIS AMENDMENT is made and entered into between BOI Carlsbad, LLC

whose address is: 555 East Lancaster Avenue, Suite 100, Radnor, PA 19087
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 Beneficial Occupancy.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon full execution of this amendment as follows:

"LEASE TERM" appearing on Page 1 of GSA FORM L201A, US Government Lease GS-09B-023123 is hereby deleted in its entirety and replaced as follows.

"To have and to hold the said premises with their appurtenances for the term beginning May 20, 2013 and continuing through May 19, 2023, for a period of

10 Years, 5 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA. The commencement date of this Lease, along with any applicable termination and renewal rights, is May 20, 2013."

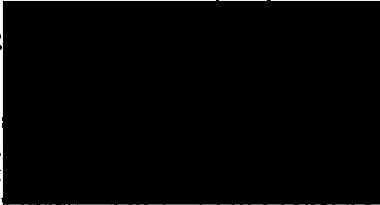
All other terms and conditions of the lease shall remain in force and effect.

END

This Lease Amendment contains 1 page.

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

FOR



Signature: _____
Name: _____
Title: Operations
Entity Name: BOI Carlsbad LLC
Date: 6-7-13

FOR THE GO



Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 6/7/2013

WITNESSED FOR THE LESSOR BY:



Signature: _____
Name: Vicki Koch
Title: Exec. Assistant
Date: 6-7-13