

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2	DATE 4-20-2010
	TO LEASE NO. GS-03B- 08336 Pegasys Number PS0016842	

ADDRESS OF PREMISE **Kevon Office Center II, 2475 McClellan Drive, Pennsauken, NJ 08110**

THIS AGREEMENT, made and entered into this date by and between Kevon Office II, L.P.

whose address is 201 S. 18th Street, Suite 300
Philadelphia, PA 19103

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease (i) to order tenant improvements which exceed the tenant improvement allowance in the amount of **\$81,444.92**; (ii) to revise the amount of the notice to proceed to include the security work; (iii) to incorporate the security proposal into the tenant improvements and (iv) to incorporate the approved drawings into the lease.


NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective , **March 3, 2010** as follows:


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

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

A. The parties agree that the Government issued a Notice to Proceed for construction of the tenant improvements via letter dated February 25, 2010 in the amount of \$637,368.70. That amount is hereby revised to include the security proposal by Electronic Security Solutions dated February 25, 2010 (attached to this SLA). The new Notice to Proceed amount is **\$716,284.30** as outlined on the attached spreadsheet labeled Exhibit A to this SLA. The tenant improvement allowance outlined in Supplemental Lease Agreement #1 of this lease is \$634,839.38. The Government hereby orders the balance of **\$81,444.92** to be paid as a one time lump-sum payment as outlined in Paragraph B of this SLA.


Continued on next page

LESSOR: **Kevon Office II, L.P.**
by  Corp

BY  IN WITNESS WHEREOF

Kaiserman J. Kaiserman
Pres (Title)
201 S. 18th St
Philadelphia, PA 19103
(Address)

UNITED STATES OF AMERICA/GENERAL SERVICES ADMINISTRATION/North Service Center

BY  Contracting Officer Page 1 of 5
(Official Title)

Supplemental Lease Agreement #2
GS-03B-08336

B. Upon completion, inspection and acceptance of the space by the Government, the Lessor shall submit a properly executed original invoice. The Government shall reimburse the Lessor in a one-time lump-sum payment in the amount of \$81,444.92 upon receipt of this properly executed original invoice. The invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration
Greater Southwest Region (7BC)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must also be mailed to the Contracting Officer at:

GSA, Public Buildings Service
North Service Center (3PRNE)
20 North Eighth Street, 8th Floor
Philadelphia, PA 19107-3191 Attn: Carrie Vineberg

For an invoice to be considered proper, it must:

- 1) Be received after the execution of this SLA,
- 2) Reference the Pegasys Document Number (PDN) specified on this form,
- 3) Include a unique, vendor-supplied, invoice number,
- 4) Indicate the exact payment amount requested, and
- 5) Specify the payee's name and address. The payee's name and address must **EXACTLY** match the lessor's name and address listed above, or, if completed, the remittance name and address specified below. If the lessor chooses to have payments sent to an address other than the one listed above, that remittance address must be entered below.

Remit To:

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

C. The security proposal provided by Electronic Security Solutions dated February 25, 2010 is hereby incorporated into the lease and is part of the tenant improvements ordered by the Government. All items outlined in this proposal for security shall be provided by the Lessor. **No deviations shall be made unless approved in advance and in writing by the Contracting Officer.**

D. The Government approved drawings dated 12-16-2010 prepared by Eric Hafer & Associates which formed the basis for the tenant improvement costs are hereby incorporated by reference into the lease (received on 12-16-2009 as 3 separate emails- each with 11 zipped files; 33 separate sheets of pdfs).

KSK
Lessor

CJ
Gov't