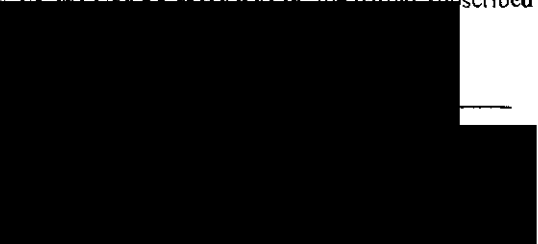
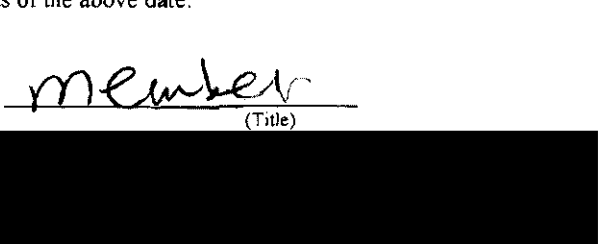


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES  SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No.1	DATE July 19, 2012
TO LEASE NO. GS-03B-11306		
ADDRESS OF PREMISE 800 Cooper Street, 3rd Floor, Camden, NJ 08102-1155		
<p><b>THIS AGREEMENT</b>, made and entered into this date by and between</p> <p style="padding-left: 40px;">KL Holdings, LLC  whose address is 800 Cooper St., Ste 550 #840  Camden, NJ 08102-1143</p> <p>hereinafter called the Lessor, and the <b>UNITED STATES OF AMERICA</b>, hereinafter called the Government:</p> <p><b>WHEREAS</b>, the parties hereto desire to amend the above lease: to establish the effective date of the lease and clarify the rental payments.</p> <p><b>NOW THEREFORE</b>, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective, <u>July 10, 2012</u>, as follows:</p> <p>A. Paragraph 2 of Standard Form 2 of the lease is hereby deleted in its entirety and replaced with the following:</p> <p style="padding-left: 40px;">"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on July 15, 2012 through July 14, 2022 subject to termination and renewal rights as may be hereinafter set forth."</p>		
This SLA contains 2 pages. 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.		
		
BY _____	Contracting Officer (Official Title)	

Lessor RL & Government eg

SUPPLEMENTAL AGREEMENT

TO LEASE NO.  
GS - 03B - 11306

B. Paragraph 3 of Standard Form 2 of the lease is hereby deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor annual rent in arrears as follows:

	July 15, 2012 through Acceptance and Completion of Tenant Improvements	Acceptance and Completion of Tenant Improvements for five (5) Consecutive Years	Five years after the Acceptance and Completion of Tenant Improvements through July 14, 2022
Annual Shell Rent	\$90,141.54	\$90,141.54	\$90,141.54
Amortized Annual Cost of Tenant Improvements *	\$0.00	\$35,992.64*	\$0.00
Annual Cost of Services	\$67,938.42	\$67,938.42	\$67,938.42
<b>Total Annual Rent</b>	<b>\$158,079.96</b>	<b>\$194,072.60</b>	<b>\$158,079.96</b>

	Renewal Option 1, July 15, 2022 through July 14, 2027
Annual Shell Rent	\$96,231.58
Annual Cost of Services	Annual Cost of Services basis shall continue from Year 10 of the existing lease term. Option term is subject to continuing annual adjustments.

\*The Tenant Improvement costs are being amortized at a rate of 7% per annum over 5 years.

The rent shall be adjusted downward if the Government does not utilize the entire Tenant Improvement Allowance of \$151,475.00, or \$25.00 per ANSI/BOMA Office Area Square Foot, which is included in the rent, using the 7% amortization rate over the firm term of 5 years. The Government, at its election, may pay lump sum for Tenant Improvements. If this occurs, the rent shall be reduced proportionately using the 7% amortization rate.

If the Government spends more than the allowance identified above, the Government reserves the right to 1) reduce the Tenant Improvement requirements, 2) pay lump sum for the overage upon completion and acceptance of the improvements, or 3) increase the rent according to the negotiated amortization rate over the firm term of the lease."

C. The payment associated with the alterations outlined in SLA #1 will not commence until both the Tenant Improvements and installation of the blast resistant window film in the space are completed and the space is inspected and accepted by the Government. An SLA detailing the final TI allowance utilized will be issued upon acceptance and completion of the Tenant Improvement alterations and installation of the blast resistant window film.

Lessor RL & Government EG