

SUPPLEMENTAL LEASE AGREEMENT

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TO LEASE NO.
57-6395-07-021

DATE
1/27/11

ADDRESS OF PREMISES
Mercer Corporate Park, 300 Corporate Drive, Robbinsville, NJ 08691

THIS AGREEMENT, made and entered into this date by and between - **Thompson Realty Co. of Princeton, Inc.**
whose address is : **195 Nassau Street, Princeton, NJ 08542**

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

WHEREAS, the parties hereto desire to amend the above Lease in order to **formerly establish the base tax rate for this lease.**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 2, 2010, as follows:

- 1. In accordance with provisions of paragraph 3.3 TAX ADJUSTMENT, and paragraph 3.4 PERCENTAGE OF GOVERNMENT OCCUPANCY, annual adjustments shall be made for any increases, or decreases in real estate taxes, with a base tax rate based on the final, paid, 2009 real estate taxes for parcel number 41 01 31. The percentage of Government occupancy, for purposes of tax adjustments, is 42.24 percent of the total space (25,717/60,890 square feet).

The base tax rate is hereby established at \$3.14/rentable s.f

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.

LESSOR: Thompson Realty Co. of Princeton, Inc.

BY [Redacted Signature]

President
(Title)

IN THE [Redacted Address]

195 Nassau St., Princeton, NJ
(Address)

UNITED STATES OF AMERICA
BY [Redacted Signature]

CONTRACTING OFFICER
(Official Title)