



Supplemental Lease Agreement
Number Two

Lease Number: GS-02B-23817 Date: July 6, 2011

ADDRESS OF PREMISES: Turnpike Plaza, 197 Route 18 South, East Brunswick, New Jersey 08816

THIS AGREEMENT, made and entered into this date by and between ATC TURNPIKE PLAZA, LLC, whose address is:

605 WEST 48th STREET
NEW YORK, NY 10036

hereinafter referred to as the Lessor, and the UNITED STATES OF AMERICA, hereinafter referred to as the Government:

WHEREAS, the parties entered into that certain Lease dated January 18, 2011 by and between Lessor and the Government with respect to the Premises as amended by Supplemental Lease Agreement ("SLA") Number ("No.") One (1) (collectively, the "Lease");

WHEREAS, the parties hereto desire to supplement the Lease to establish the base year for tax adjustments and Government percentage of occupancy pursuant to the Lease.

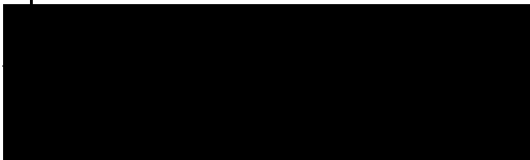
NOW THEREFORE, the parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, upon execution, as follows:

1. Pursuant to Section 0.3 of the Lease, the base year for real estate tax adjustments is hereby established to be calendar year 2010.
2. For the purposes of determining real estate tax adjustments pursuant to Section 0.3 of the Lease, the percentage of the Building occupied by the Government is hereby established to be 2.76%.
3. All capitalized terms referred to herein and not otherwise defined shall have the meaning attributed to such term in the Lease

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

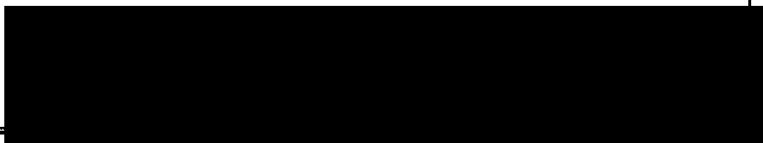
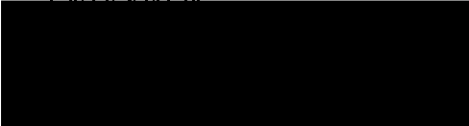
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor: ATC TURNPIKE PLAZA, LLC



Manager
(Title)

In Presence of:



es Administration, Public Buildings Service

Contracting Officer
(Title)