

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDING SERVICES

SUPPLEMENTAL AGREEMENT  
No. 4

DATE  
8/4/10

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.  
GS-03B-08379

ADDRESS OF PREMISE Limerick Crossing Shopping Center  
39 West Ridge Pike  
Limerick, PA 19468

PEGASYS DOCUMENT NO.  
PS0017965

THIS AGREEMENT, made and entered into this date by and between

whose address is Limerick Crossing Shopping Center, L. P.  
C/O Brandolini Companies  
1301 Lancaster Avenue  
Berwyn, PA 19312

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 reflect the effective date and annual rent and to provide for lump sum payment for Tenant improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 14, 2010, as follows:

Paragraphs 2 and 3 of the Standard Form 2 of the lease are amended by deleting the text and substituting, in lieu thereof, the following

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning June 14, 2010 through June 13, 2020 unless further extended or terminated sooner as provided therein or as may be allowed at law or in equity (the "Lease Term").

"3. The Government shall pay the Lessor annual rent as follow":

YEARS 1 THROUGH 5:

Shell Rent: \$172,516.00  
Amortized Tenant Improvements: 60,591.67\*  
Annual Cost of Services: 40,052.00  
Total Annual Rent \$273,159.67

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

I, [Redacted] subscribed their names as of the above date.  
Limerick Crossing Shopping Center, L.P.

President of S.P.  
\_\_\_\_\_  
(Title)

In [Redacted]  
\_\_\_\_\_  
(Signature)

1301 Lancaster Ave  
Berwyn, PA 19312  
\_\_\_\_\_  
(Address)

CENTER

Contracting Officer  
\_\_\_\_\_  
(Official Title)

GS-03B-08379  
SLA #4

YEARS 6 THROUGH 10:

Shell Rent: \$146,948.00.  
Annual Cost of Services: 40,052.00 plus accrued escalations, per Paragraph 3.6.  
\$187,000.00

\*\$255,000.00 of tenant improvement costs has been amortized over 5 years at an interest rate of 7%.

4. In accordance with Paragraph 1.11 of the lease entitled, TENANT IMPROVEMENT RENTAL ADJUSTMENT, (MARCH 2007), the Government opts to pay, lump sum, for additional tenant improvement costs of \$71,822.80, upon completion and acceptance of the improvements.

5. Upon completion of the work, the Lessor shall notify the Contracting Officer to arrange for an inspection. After inspection and acceptance of the work by the Government, a properly executed, original invoice shall be forwarded to:

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

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.

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.

 Lessor  Gov't

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