

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 3	DATE 11/30/11
	Page 1 of 4 TO LEASE NO. GS-03B-09425	PDN NO.

ADDRESS OF PREMISES Cranberry Woods
800 Cranberry Woods Drive
Cranberry Township, PA 16066-5209

THIS AGREEMENT, made and entered into this date by and between
Cranberry Cochran Road, L.P.

whose address is **310 Grant Street, Suite 2400
Pittsburgh, PA 15219-2302**

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 establish square footage, establish the lease term, establish the rent, change the percentage of occupancy, accept tenant improvement build-out that is amortized into the rent, as well as being paid via lump sum.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, Effective, October 9, 2011, as follows:

- A. The government agrees that the Tenant Improvement costs have increased from \$66,289.00 to \$67,446.19 due to change orders related to the build-out of the Second Floor space of this Lease. The Lessor shall furnish, install and maintain all labor, supervision, material, tools, equipment, services and associated work necessary to complete the work referenced on the attached price proposals. The work shall be completed in coordination with the Tenant Improvement build-out.
- B. The total Tenant Improvement costs are \$67,446.19 of which \$55,300.25 is being amortized into the tenant improvement portion of the rent.

Per Supplemental Lease Agreement Number 2, the tenant improvements to be paid lump sum of \$12,145.94 (PS0020871) are hereby accepted and should be invoiced accordingly.

- C. Paragraph 1, 2, 3 of the Standard form 2 of the Lease, and Paragraph 12 of the rider to the Lease is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof.

"1. The Lessor hereby leases to the Government the following demised premises 4,808 Rentable Square Feet yielding 4,185 ANSI/BOMA office Area square feet and related space located on the First and Second Floor, at the Cranberry Woods, 800 Cranberry Woods Drive, Cranberry Township, PA 16066-5209, to be used for such purposes as determined by the General Services Administration."

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on October 9, 2011 through October 8, 2021, subject to termination and renewal rights as may be hereinafter set forth."

This SLA contains 4 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.

LESSOR
BY _____
(Signature)

MANAGING MEMBER
(Title)
310 GRANT STREET, SUITE 2400
PITTSBURGH, PA 15219
(Address)

BY _____
(Signature)

UNITED STATES ACQUISITION DIVISION
BY _____
(Signature)

Contracting Officer
(Official Title)

SUPPLEMENTAL LEASE AGREEMENT

No. 3

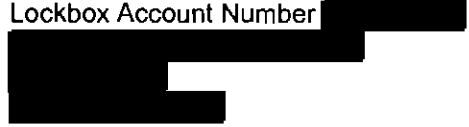
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TO LEASE NO.

GS-03B-09425

" 3. The Government shall pay the Lessor annual rent of \$146,431.15 for years one (1) through five (5) at the rate of \$12,202.60 per month in arrears. The Government shall pay the Lessor annual rent of \$134,624.00 for years six (6) through ten (10) at the rate of \$11, 218.67 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to :

First Commonwealth Bank
Attn: Lockbox Department
Lockbox Account Number



Depositor's Account Title: Cranberry Cochran Road, LP."

"12. In accordance with Paragraph 4.1 of the lease, "Measurement of Space" and Paragraph 27 General Clauses, GSA Form 3517, "Payment" at the rate of:

a. Effective date: October 9, 2011 through October 8, 2016:

The total annual rent of \$146,431.15 breaks down as follows:

Shell Rent: \$105,391.36 annual

Annual Cost of Services: \$26,059.36 plus accrued escalations per Paragraph 4.3 'Operating Costs'

Amortized annual cost for Tenant Improvement Allowance: \$13,297.24 annual

Amortized annual cost for Building Specific Security: \$1,683.19 annual

Interest rate at which Tenant Alterations are amortized: 7.5%

b. Effective date: October 9, 2016 through October 8, 2021:

The total annual rent of \$134,624.00 breaks down as follows:


Shell Rent: \$108,564.64 annual

Annual Cost of Services: \$26,059.36 plus accrued escalations per Paragraph 4.3 'Operating Costs.'

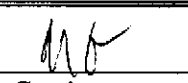
D. Paragraph 9 of Rider to the Lease is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

"9. The total percentage of space occupied by the Government under the terms of the lease is equal to 4.01% percent of the total space available in the lessor's building, and will be used as the basis for computing the Government's pro-rata share of real estate taxes, as defined in the Annual Real Estate Tax Escalation Clause. The percentage of occupancy is derived by dividing the total Government space of 4,808 rentable square feet by the total building space of 120,001 rentable square feet."

Initials:


Lessor

&


Gov't