

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2 Page 1 of 2	DATE 12/14/11
	TO LEASE NO. GS-03B-09437	

ADDRESS OF PREMISE 330 Innovation Boulevard State College, PA 16803-6611	Pegasys Document Number (PDN) PS0022030
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THIS AGREEMENT, made and entered into this date by and between
330 Innovation Park Partners, L.P.
whose address is
600 Grant Street STE 1400
Pittsburgh, PA 15219-2703

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 **issue notice to proceed on the tenant improvements, a portion to be amortized in the rent and also a portion to be paid lump sum, and to provide invoicing instructions for the work to be paid lump sum.**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

- A. This SLA serves as a Notice to Proceed (NTP) for the Tenant Improvements (TI) build out in the amount of \$454,090.00.
The summary of Tenant Improvement costs to date is \$454,090.00, of which \$220,288.42 will be amortized over one hundred-twenty (120) months at an interest rate of 6.75% percent, and \$233,801.58 shall be paid to the Lessor via a one time lump sum payment from the Government, upon acceptance of the space by the Government.
- B. After inspection and acceptance of work by the Government, a properly executed original invoice in the amount of \$233,801.58 shall be forwarded to:

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

A copy of the invoice must also be mailed to:

GSA, Public Buildings Service
North Branch, South Section - A (3PRNK)
Attn: Brian Brophy, Contracting Officer
20 North 8th Street, 8th Floor
Philadelphia, PA 19107-3191

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: 330 Innovation Park Partners, L.P.

BY _____ (Signature)	_____ <i>RESIDENT OF G.P. BUTTIG</i> (Title)
IN _____ (Signature)	600 GRANT STREET SUITE 1400 Pgh, PA 15219 _____ (Address)

UNITED STATES OF AMERICA	General Services Administration, PBS
BY _____ (Signature)	_____ Contracting Officer (Official Title)

**SUPPLEMENTAL LEASE AGREEMENT
NO. 2**

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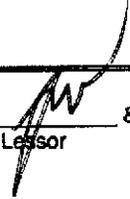
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PDN: PS0022030

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.

Payment will be due within thirty (30) calendar days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

Initials:  & 
Lessor & Government