

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-038-09446	DATE Jan. 28, 2011	PAGE 1 of 2
ADDRESS OF PREMISES Saucon Valley Plaza, 3477 Corporate Parkway, Center Valley, PA 18034			

THIS AGREEMENT, made and entered into this date by and between CENTER VALLEY PARKWAY ASSOCIATES, L.P.

whose address is c/o Franklin Realty Development Corp.
405 Old Penllyn Pike, Suite 200
Penllyn, PA 19422

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 the date of beneficial occupancy

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective January 6, 2011, as follows:

I. Paragraph 1, Location and Square Footage is amended as follows:

"1. A total of 5,088 rentable square feet (RSF) of office and related space which yields 4,425 ANSI/BOMA Office Area Square Feet (BOSF) and twenty (20) non-reserved parking spaces.."

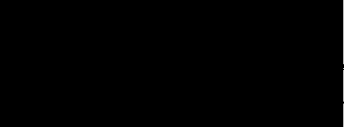
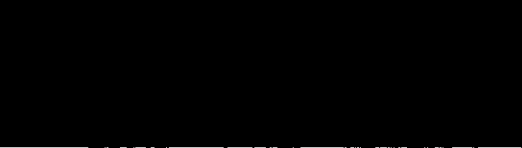
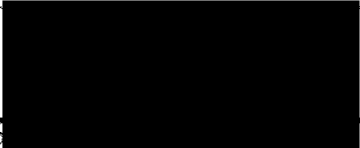
II. Paragraph 2 of the Standard Form 2 of the lease is amended by deleting the text and substituting, in lieu thereof, the following:

"2. TO HAVE AND HOLD the said premises with their appurtenances for the term beginning January 6, 2011 through January 5, 2021, subject to termination and renewal rights as may be hereinafter set forth."

III. As per SLA #1, the Government has issued a Notice to Proceed for Tenant Improvements in the amount of \$213,066.54, of which \$9,308.96 will be paid lump sum.

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR	
SIGNATURE 	NAME OF SIGNER Peter H. Gebert
ADDRESS 405 Old Penllyn Pike Suite 200 Penllyn, Pa 19422	
IN PRESENCE OF	
	NAME OF SIGNER Hampton C. Randolph Ph.D.
405 Old Penllyn Pike Suite 200 Penllyn, Pa 19422	
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER
	OFFICIAL TITLE OF SIGNER
AUTHORIZED FOR Previous edition is	

IV. Paragraph 3, Rental Rates of this lease is amended as follows:

"3. The Government shall pay the Lessor annual rent of \$137,735.70 (total annual rent of \$165,362.70 less annual operating expenses of \$27,627.00), at the rate of \$11,477.98 per month in arrears until such time as the Government installs furniture/moves into the premises (at which time another SLA will follow).

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Center Valley Parkway Associates
c/o Franklin Realty Development Corp
405 Old Penlynn Pike, Suite 200
Penlynn, PA 19422"

V. Paragraph 13, Tenant Improvement Allowance of this lease is amended as follows:

"13. The tenant improvement cost is \$203,757.58 amortized over 120 months at 8.0% payable \$29,665.70 annually and is included in the annual rent payment identified in Paragraph 3 of this lease and described above.

VI. Paragraph 4, Termination Notice of this lease is amended as follows:

"4. The Government may terminate this lease [in whole or in part] at any time on or after January 5, 2016 upon 90 days written notice to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

All other terms and conditions remain in full force and effect.

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