

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 6	TO LEASE NO. GS-03B-09446	DATE 6/29/11	PAGE 1 of 2
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ADDRESS OF PREMISES  
Saucon Valley Plaza, 3477 Corporate Parkway, Center Valley, PA 16034

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 Penlynn Pike, Suite 200  
Penlynn, 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 commence payment of the full rental amount, inclusive of operating costs

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective 8/20/11 as follows:

Paragraph 3, as amended by Item IV of SLA 2, Rental Rates of this lease is amended as follows:

\*3. The Government shall pay the Lessor annual rent of \$165,362.70 (add operating costs per SLA 2 item IV) at the rate of \$13,780.23 per month in arrears for years 1-5 and \$165,714.70 at the rate of \$15,476.23 per month in arrears for years 6-10 broken down annually as follows:

Years 1 through 5:

Shell Rent: <sup>108,070.00</sup> ~~\$408,972.70~~ <sup>PK also in</sup> (\$24.42 per ANSI/BOMA Office Area Square Foot) <sup>PK also in</sup>

Amortized annual cost for Tenant Improvement Allowance: <sup>29,665.70</sup> ~~\$20,880.00~~ per year <sup>PK also in</sup>

In accordance with lease negotiations, the Tenant improvement rate stated above reflects an interest rate of 8.00% over a 120 month period, which exceeds the term of the lease. Should the Government exercise its termination rights, the Government shall have no obligation to pay the Lessor any remaining balance for the Tenant Improvement rent beyond the term of the lease.

Annual Cost of Services: \$27,827.00 (\$6.24 per ANSI/BOMA Office Area Square Foot) plus accrued escalations per Paragraph 4.3, "Operating Costs", notwithstanding the rent abatement for months one, two, and three of year one of the lease as set forth in Paragraph 5 of the Rider to Lease GS-03B-09446.

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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		
	Member	Richard H. Gebert	
ADDRESS			
BY			
IN PRESENCE OF			
		NAME OF SIGNER	
		ANDREW H. BROWNE	
ADDRESS			
405 OLD PENLYNN PIKE, SUITE 200 PENLYNN, PA 19422			
UNITED STATES OF AMERICA			
SIGNATURE	NAME OF SIGNER		
	BRUCE KING		
		TITLE OF SIGNER	
		LLP	

Years 6 through 10:

Shell Rent: ~~\$428,424.79~~ (\$29.02 per ANSI/BOMA Office Area Square Foot)

Amortized annual cost for Tenant Improvement Allowance: ~~\$29,665.70~~ per year

In accordance with lease negotiations, the Tenant Improvement rate stated above reflects an interest rate of 8.00% over a 120 month period, which exceeds the firm term of the lease. Should the Government exercise its termination rights, the Government shall have no obligation to pay the Lessor any remaining balance for the Tenant Improvement rent beyond the firm term of the lease.

Annual Cost of Services: \$27,677.00 (\$6.24 per ANSI/BOMA Office Area Square Foot), plus accrued Escalations per Paragraph 4.3 "Operating Costs".

Rent for a lesser period shall be pro-rated. Rent checks shall be made payable to:

Center Valley Parkway Associates, L.P.  
c/o Franklin Real Development Corp.  
405 Old Penlynn Pike, Suite 200  
Penlynn, PA 19421