

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT: No. 1</b>	<b>DATE</b>  <i>Jan. 31, 2012</i>
	<b>TO LEASE NO: GS-03B-09617</b>	

<b>ADDRESS OF PREMISE</b> 2300 Vartan Way Harrisburg, PA 17110-9721	<b>Pegasys Document Number:</b> PS0022465
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THIS AGREEMENT, made and entered into this date by and between

Vartan Group Inc.

whose address is: 3601 Vartan Way  
2<sup>nd</sup> Floor  
Harrisburg, PA 17110-9440

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 1.) **issue notice to proceed for the construction of Tenant Improvements**, 2.) **provide for lump sum payment for a portion of the Tenant Improvement cost** and to 3.) **clarify the annual rent break down**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective January 6, 2012 as follows:

- Vartan Group Inc. has been issued notice to proceed with the construction of the Tenant Improvements for the [REDACTED] for the agreed upon amount of \$34,280, of which \$28,500 is to be amortized into the Tenant Improvements portion of the rent. The Government will pay a one time lump sum payment upon completion and acceptance of the improvements in the amount of \$5,780 to cover the remaining construction costs.
  - The lessor shall complete the above design and construction within 60 day of notice to proceed (March 30, 2012) as stated in the lease.
  - 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 invoice shall be submitted at:

This Supplemental Lease Agreement contains 3 pages

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

IN WITNESS WHEREOF, the parties have signed and affixed their seals this [REDACTED] day of [REDACTED], 2012.

LESSEE: [REDACTED]

BY: [REDACTED] \_\_\_\_\_

*Executive VP & General Counsel*  
\_\_\_\_\_  
(Title)

[REDACTED] \_\_\_\_\_  
(Signature) (Address)

UNITED STATES OF AMERICA

BY: [REDACTED] \_\_\_\_\_

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

**SUPPLEMENTAL LEASE AGREEMENT**

No. 1 Continued  
TO LEASE NO.  
GS-03B-09617

Years 1 through 5:

The total annual rent of \$21,033.41 breaks down as follows\*:

**Shell Rent** \$9,157.32 per year or \$7.32 per Rentable Square Foot  
**Amortized annual cost for Tenant Improvement Allowance\***: \$6,772.01 per year  
**Interest rate** at which Tenant Alterations are amortized: 7%  
**Amortized annual cost for Building Specific Security**: \$262.71 per year  
**Annual Cost of Services**: \$4,841.37 per year or \$3.87 per Rentable Square Foot, plus accrued escalations per Paragraph 4.3 "Operating Costs"

Years 6 through 10:

The total annual rent of \$13,998.69 breaks down as follows\*:

**Shell Rent**: \$9,157.32 per year or \$7.32 per Rentable Square Foot  
**Annual Cost of Services**: \$4,841.37 per year or \$3.87 per Rentable Square Foot, plus accrued escalations per Paragraph 4.3 "Operating Costs"

\*The rent shall be adjusted downward if the Government does not utilize the entire Tenant Improvement Allowance of \$28,500 or \$25.00 per ANSI/BOMA Office Area Square Foot, which is included in the rent, using the 7% amortization rate over the firm term of five (5) years. The Government, at its election, may pay lump sum for Tenant Improvements. If this occurs, the rent shall be reduced proportionately using the 7% amortization rate.

If the Government spends more than the allowance identified above, the Government reserves the right to 1) reduce the Tenant Improvement requirements, 2) pay lump sum for the overage upon completion and acceptance of the improvements, or 3) increase the rent according to the negotiated amortization rate over the firm term of the lease."

Lessor  Gov't 