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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE | LEASE AMENDMENT No. 03 |
| | TO LEASE NO. GS-03B-12002 |
| LEASE AMENDMENT | |
| ADDRESS OF PREMISES 2.0 University Place 30 N. 41st Street Philadelphia, PA 19104-2201 | PDN Number: N/A |

THIS AMENDMENT is made and entered into between University Place Associates LLC

whose address is: 5429 Chestnut Street, Suite M114, Philadelphia, PA 19139-3325

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.(i) to establish the substantial completion date and (ii) to incorporate the security scope of work.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective March 25, 2013 as follows:

- A. Substantial Completion Date: The Government issued Notice to Proceed ("NTP") to construction on February 1, 2013 (See Lease Amendment #2). As outlined in Paragraph 12 of the rider of the lease the Lease, the leased premises was required to be ready for occupancy within 100 calendar days following the receipt of the NTP. The February 1, 2013 NTP letter outlined a date of June 21, 2013. However, the Lessor via letter (copy attached) dated February 15, 2013 date requested an extension to July 9, 2013. The Contracting Officer hereby agrees to the July 9, 2013 substantial completion date. No further extensions will be granted.
- B. Security Scope of Work: The NTP included a line item for security in the amount of [REDACTED]. A detailed scope of work (SOW) was provided to the Lessor for this work and it was the Government's understanding that the August 2012 SOW was the basis for this line item in the NTP. This included the requirement that the security contractor was a GSA Schedule 70 vendor. However, after NTP was issued, it came to the Government's attention that this was not the case. Therefore, the parties hereby agree that the attached SOW dated March 20, 2013 (16 pages) represents the security requirements that will be provided and installed by the Lessor for the line item amount [REDACTED] outlined in the NTP. No deviations/changes/modifications to any items in the SOW shall take place without the prior written approval of the Contracting Officer. No change orders will be approved unless requested by the Government for a change in the scope of work.

This Lease Amendment contains {18} pages.

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

IN WITNESS [REDACTED] names as of the below date.

FOR THE LESSOR

Signature:
Name:
Title:
Entity Name:
Date:

[REDACTED SIGNATURE]

LLC

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: Carrie S. Vineberg
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 6-17-13

WITNESSED FOR THE LESSOR BY:

Signature:
Name:
Title:
Date:

[REDACTED SIGNATURE]
Name: JAMES N. FLOYD
Title: member
Date: 5/1/13