

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS- <u>03P-LPA12140</u>
ADDRESS OF PREMISES Chichester Business Park 3901 Columbia Avenue, Suite 200 Linwood, PA 19061-3910	

THIS AGREEMENT, made and entered into this date by and between

Chichester Business Park, LLC
c/o Pace Properties, Inc.

whose address is:

708 Coverly Road
Wilmington, DE 19802-1910

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 Lease effective date and annual rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 12, 2014 as follows:

Simplified Lease, GSA Form L201A is hereby amended as outlined below:

A. The Lessor hereby leases to the Government the following described premises:

3,000 rentable square feet yielding 3,000 ANSI/BOMA Office Area square feet and related space and 7 surface parking spaces located on the 1st floor in Suite 200 of the Chichester Business Park, 3901 Columbia Avenue, Linwood, PA 19061-3910, to be used for such purposes as determined by the General Services Administration, as depicted on Exhibit "E", floor plans.

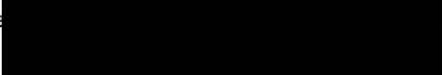

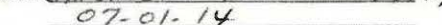
B. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning July 12, 2014 through July 11, 2024, subject to termination and renewal rights as may be hereinafter set forth.

This Lease Amendment contains 2 pages.

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 below date.


FOR THE LESSOR:

Signature: 
Name: 
Title: 
Entity Name: Chichester Business Park, LLC
Date: 07-01-14

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: Lease Contracting Officer
GSA, Public Buildings Service, SPRND
Date: 7/1/2014

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Claire Coleman
Title: _____
Date: 7-1-14

C. The Government shall pay Lessor annual rent of:

Years one (1) through five (5):

3,000 rentable square feet [3,000 ANSI/BOMA Office Area square feet (ABOA)] at an annual rental of \$52,751.84, at the rate of \$4,395.99 per month in arrears (Annual Shell Rent \$35,651.84, Annual Operating Rent \$17,100.00, Annual) plus accrued escalations. Rent for a lesser period shall be prorated.

Years six (6) through ten (10):

3,000 rentable square feet [3,000 ANSI/BOMA Office Area square feet (ABOA)] at an annual rental of \$58,027.02, at the rate of \$4,835.59 per month in arrears (Annual Shell Rent \$40,927.02, Annual Operating Rent \$17,100.00) plus accrued escalations. Rent for a lesser period shall be prorated.

Rent checks shall be made payable to:

Chichester Business Park, LLC
c/o Pace Properties, Inc.
708 Coverly Road
Wilmington, DE 19802-1910

D. "The Government may terminate this lease in whole or in part effective at any time after the fifth (5th) full year of occupancy, upon ninety (90) calendar 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 of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date

INITIALS:


LESSOR

&


GOVT