

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 01	DATE 4-13-2011
	TO LEASE NO: GS-03B-08419	

ADDRESS OF PREMISES 500 W. Lookermon Street
Dover, Delaware 19904-7309

THIS AGREEMENT, made and entered into this date by and between The Duncan Center, LLC

whose address is 500 W. Lookermon Street, Suite 600
Dover, Delaware 19904-7309

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

WHEREAS, the parties hereto desire : to revise the amount of annual rent; outline the amount for the notice to proceed; outline the effective date of the lease; and provide for the settlement of the actual tenant improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **February 15, 2011**, as follows.

A. The section of Paragraph 11 of the rider to the Lease starting with "Years 1 through 10 and ending with Annual cost of services" is hereby deleted and replaced with the following:

"11. **Years 1 through 10:**

A total annual rental of \$29,099.97, plus accrued escalations, payable at the rate of \$2,425.00 per month consisting of :

Shell Rent: \$17,159.31 per year (includes cost for two (2) surface parking spaces)

Amortized Cost for Tenant Alteration Allowance: \$5,960.70 per year

Interest rate at which Tenant Alterations are amortized: 6%

Annual cost of services: \$5,979.96 per year

B. The parties agree that the Government issued the Notice to Proceed to construction via letter dated December 17, 2010. The notice to proceed amount was \$44,741.75 as outlined in Exhibit B which is attached to this Supplemental Lease Agreement. This amount of \$44,741.75 will be amortized into the rental rate.

C. Paragraph 2 of the Standard Form 2 of the lease is hereby deleted and the following Paragraph 2 substituted in lieu thereof:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on February 15, 2011 through and including February 14, 2021, subject to termination and renewal rights are may be hereinafter set forth."

D. The following is added to Paragraph 6 of the GSA Standard Form 2:

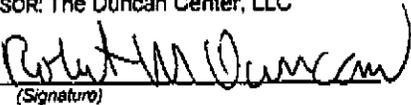
o. Exhibit B,  Rent Calculation

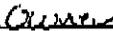
p. Exhibit C, Notice to Proceed Calculation

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

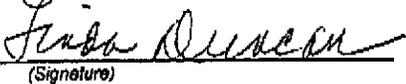
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: The Duncan Center, LLC

BY 
(Signature)


(Title)

IN PRESENCE OF


(Signature)


(Address)

UNITED STATES OF AMERICA GSA, Public Building Services, North Service Center

BY 
(Signature)

Contracting Officer
(Official Title)

SCANNED