

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 02 TO LEASE NO. GS-03B-09433 DATE 8/20/2010 PAGE 1 of 2  
GS-03B-09427

ADDRESS OF PREMISES 701 Market Street, Philadelphia, PA Pegasys Number: PS0018033

**THIS AGREEMENT**, made and entered into this date by and between Independence Center Realty, LP, whose address is 701 MARKET STREET PHILADELPHIA, PA 19106

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 order tenant improvements which exceed the tenant improvement allowance.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective August 20, 2010, as follows:

- I. Under separate correspondence, the total amount of Tenant Improvements approved to date is \$37,260.31, of which \$27,581.85 is being amortized in the subject lease. Government is hereby ordering the remainder of the tenant improvements and following change orders (Change order #3) in the amount of \$12,000.70:
- II. Upon execution of this SLA the Government shall reimburse the Lessor in a one time lump sum payment in the amount of \$12,000.70 which shall be due upon receipt of an original invoice submitted after completion, inspection, and acceptance of the space by the Contracting Officer.

The original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration  
FTS and PBS Payment Division (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration  
Attn: Cheryl Wanner, Contracting Officer  
Strawbridge Building  
20 N. 8<sup>th</sup> Street, 8<sup>th</sup> Floor  
Philadelphia, PA 19107

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**Independence Center Realty L.P.**  
By: ICR-I, Inc., its general partner  
By: Mark P. Merlini, its vice president  
701 Market Street, Philadelphia, PA 19106

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

**LESSOR**  
SIGNATURE *Mark P. Merlini* V.P. NAME OF SIGNER **MARK P. MERLINI**  
ADDRESS

**IN PRESENCE OF**  
SIGNATURE *Kevin Merlini* NAME OF SIGNER **KEVIN MERLINI**  
ADDRESS

**UNITED STATES OF AMERICA**  
SIGNATURE *Cheryl A. Wanner* NAME OF SIGNER  
OFFICIAL TITLE OF SIGNER



A proper invoice must include the following:

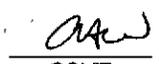
- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0018033

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

III. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS:

 &   
LESSOR GOVT

**SCANNED**

INITIALS: \_\_\_\_\_ LESSOR  
                  \_\_\_\_\_ GOVT