

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-03B-09489	DATE 11/23/11	PAGE 1 of 2
ADDRESS OF PREMISES 10430 Drummond Road, Philadelphia, PA 19154-3806			

THIS AGREEMENT, made and entered into this date by and between **DIRECT INVEST USA, LLC**

whose address is **114 NORTH MAIN ST., SUITE 100, SUFFOLK, VA 23434-4564**

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 to establish date of beneficial occupancy and annual rental amount

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective 11/21/11 as follows:

i. Paragraph 2 of the Lease (Standard Form 2) is hereby deleted in its entirety and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on November 4, 2011 through November 3, 2026, subject to termination and renewal rights as may be hereinafter set forth."

ii. Paragraph 3 of the Lease (Standard Form 2) is hereby deleted and replaced with the following and by amending the rent schedule within Paragraph 13 of Rider to Lease:

"3. The Government shall pay the Lessor annual rent of \$747,904.13 (total annual rent of \$912,684.13) less annual operating expenses of 164,780.00) at the rate of \$62,325.34 per month in arrears through 12/3/11. Starting 12/4/11 the Government shall pay the Lessor \$912,684.13 at the rate of \$76,057.01 per month in arrears per the below rent schedule: Rent for a lesser period shall be prorated. Rent checks shall be made payable to: Direct Invest USA, LLC, 114 N. Main St., Suite 100, Suffolk, VA 23434-4564.

13. Payment", at the rate of:

Years 1 through 15:

Shell Rental: \$562,100.00 per year

Amortized Annual Cost for Tenant Improvement (TI) Allowance*: \$171,020.13 per year

The summary of TI costs to date is \$2,308,777.38, of which \$1,585,584.00 is to be amortized over 180 months at an interest rate of 7% for the annual amount stated above; and \$723,193.38 shall be paid lump sum as stated in SLA's 1-3.

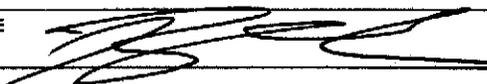
In accordance with lease negotiations, the TI rate stated above reflects an interest rate of 7% over a 180 month period, which exceeds the firm term of the lease. Should the Government exercise its termination rights, the Government shall have no obligation to pay the Lessor any remaining balance for the Tenant Improvement rent beyond the firm term of the lease.

Interest Rate at which Tenant Alterations are amortized: 7%

Amortized annual cost for Building Specific Security: \$14,784.00 per year

Annual Cost of Services: \$164,780.00 per year"

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

LESSOR	
SIGNATURE 	NAME OF SIGNER BRAD T. RAME
ADDRESS	
IN PRESENCE OF	
SIGNATURE Michael T. Haas	NAME OF SIGNER MICHAEL T. HAAS
ADDRESS	
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER BLAKE KING
OFFICIAL TITLE OF SIGNER LCO	

III. Paragraph 6 of the Lease (Standard Form 2) is hereby deleted in its entirety and replaced with the following:

*6. The Lessor shall furnish to the Government, as part of rental consideration, the following:

A. All services utilities (including gas and electric through 1/3/12), maintenance, operations and other considerations as set forth in this lease. The Government shall be responsible for paying the cost of gas and electric directly to the utility provider starting 1/4/12 in accordance with lease paragraph 4.8 "Utilities Separate from Rental/Building Operation Plan."

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

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INITIALS:  LESSOR
GOVT

GSA FORM 270 (REV. 8/2006) BACK