

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT  No. 1  TO LEASE NO. GS-11B-02145	DATE  DEC 16 2010
ADDRESS OF SPACE: 6500 Sheriff Road, Landover, MD 20785-4392		
THIS AGREEMENT, made and entered into this date by and between Exoter 6500 Sheriff, LLC		
whose address is: 2260 Butler Pike, Suite 200 Plymouth Meeting, PA 19462-1422		
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:		
WHEREAS, the parties hereto desire to amend the above Lease.		
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:		
This Supplemental Lease Agreement (SLA) is issued to reflect the Government's acceptance of 12,167 Usable Square Feet (USF) of warehouse and related space at 6500 Sheriff Road Landover, Maryland, effective June 1, 2010. Accordingly, the term of this Lease shall commence on June 1, 2010 and expire on May 31, 2020.		
This SLA is also issued to memorialize the total tenant improvement allowance (TIA) utilized by the Government. In addition to the \$80,835 TIA amortized in the rent as set forth in Paragraph 3 of the SF2, the Government utilized an additional TIA of \$235,128.31 which will be amortized at 9.25% over the ten (10) year term pursuant to Paragraph 6(b) of the SF2 resulting in an increase in the annual rent of \$36,124.94 from \$193,941.98 to \$230,066.92.		
Accordingly, effective June 1, 2010, the Government shall pay the Lessor an annual rent of \$230,066.92, payable at the rate of \$19,172.24 per month in arrears. The Government shall be entitled to abatement of rent in the amount of \$44,348.72 to be applied against the first month's rent and continuing into subsequent months until exhausted.		
The base for operating cost adjustments pursuant to Paragraph 2.2 of the SFO shall be \$105,244.55 (\$.60/USF operating cost base + \$.05/USF full-service base). The percentage of occupancy for real estate tax adjustments pursuant to Paragraph 2.1 of the SFO shall be 4.42%.		
This document will not constitute a payment obligation until the date of execution by the United States. As a result, even though payments will be made retroactively, no money whatsoever is due under this agreement until thirty days after the date of execution by the Government's Contracting Officer.		
All other terms and conditions of the base lease shall remain in full force and effect.		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
LESSOR: Exoter 6500 Sheriff, LLC		
BY <u>[See attached]</u> (Signature)	_____ (Name and Title)	
IN THE PRESENCE OF (witnessed by):		
<u>[Signature]</u> (Signature)	<u>2260 Butler Pike, Suite 200, Plymouth Meeting, PA</u> (Address) 19462	
UNITED STATES OF AMERICA		
BY <u>[Signature]</u> (Signature)	<u>Contracting Officer, GSA, Real Estate Division</u> (Official Title)	