

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 3	DATE <u>7/28/2011</u>
ADDRESS OF PREMISE The Mac 5 Building 611 S. DuPont Highway Dover, DE 19901-4507		TO LEASE NO. GS-03B-10307
THIS AGREEMENT, made and entered into this date by and between Beimac, L.L.C. whose address is 859 Golf Links Lane Suite 1 Magnolia, DE 19962-1188 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 square footage, lease term, and rental payments. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>July 25, 2011</u> as follows:		
<p>A. Paragraph 1 of the Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:</p> <p>"1. The Lessor hereby leases to the Government the following described premises:</p> <p style="margin-left: 40px;">A total of 5,786 rentable square feet (RSF) of office and related space, which yields 5,459 ANSI/BOMA Office Area square feet (ABOA SF) on the first floor at the building commercially known as The Mac 5 Building, 611 South DuPont Highway, Dover, Delaware 19901-4507, to be used for such purposes as determined by the Government. No reserved parking spaces are required, but the number of parking spaces available shall meet local code."</p> <p>B. Paragraph 2 of the Standard Form 2 is hereby amended by deleting the existing text and inserting in lieu thereof the following:</p> <p style="margin-left: 40px;">" 2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on July 25, 2011 through and including July 24, 2021, subject to termination and renewal rights as may be hereinafter set forth."</p>		
Page 1 of 2		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
LESSOR: Beimac, L.L.C. BY <u>[Signature]</u> (Signature) IN THE PRESENCE OF <u>[Signature]</u> (Signature)	<u>Managing Partner</u> (Title) <u>859 GOLF LINKS LANE SUITE 1</u> <u>MAGNOLIA, DE 19962</u> (Address)	
UNITED STATES OF AMERICA, Public Building Services, Real Estate Acquisition Division BY <u>Jennifer Kauffmann</u> (Signature)		
Contracting Officer (Official Title)		

C. Paragraph 3 of the Standard Form 2 is hereby amended by deleting the existing text and by inserting in lieu thereof the following:

"3. The Government shall pay the Lessor annual rent as follows:

Years 1 through 5:

A total annual rent of \$181,177.40, payable in arrears, consisting of:

Annual Shell Rent: \$99,403.48

Amortized annual cost for Tenant Alteration Allowance*: \$46,074.30

Interest rate at which Tenant Alterations are amortized: 7%

Annual Cost of Services: \$35,699.62 plus accrued escalations

Years 6 through 10:

A total annual rent of \$140,657.66 plus accrued escalations, payable in arrears, consisting of:

Shell Rent: \$104,958.04

Annual Cost of Services: \$35,699.62 plus accrued escalations

Rent for a lesser period shall be prorated. Rent shall be payable to:

"Beimac L.L.C.

859 Golf Links Lane, Suite 1

Magnolia, DE 19962-1188"

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