

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 6	TO LEASE NO. GS-03B-09415	DATE 6/15/2011	PAGE 1 of 1
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ADDRESS OF PREMISES

701 Market Street, Philadelphia, PA

Pegasys Number:

THIS AGREEMENT, made and entered into this date by and between Independence Center Realty, LP,whose address is 701 MARKET STREET
PHILADELPHIA, PA 19107hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:**WHEREAS**, the parties hereto desire to amend the above Lease to reflect the effective date and annual rental of the Lease.**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective May 23, 2011 as follows:

1. Paragraph 1 of the Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and substituting in lieu thereof the following:

"The Lessor hereby leases to the Government the following described premises: A total of 8,647 BOMA Rentable Square Feet (BRSF) (yielding 7,519 ANSI/BOMA Office Area Square Feet (BOASF)) located on the 1st floor and 4th floor; in the building located at 701 Market Street, Philadelphia, PA, 19107 to be used for SUCH OFFICE AND RELATED PURPOSES AS DETERMINED BY THE GOVERNMENT."

2. Paragraph 2 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and substituting in lieu thereof the following:

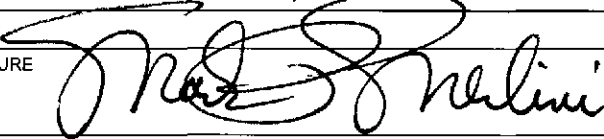


"To have and hold the said premises with their appurtenances for the term beginning on May 23, 2011 through July 31, 2015, subject to termination and renewal rights as may hereinafter be set forth. The Government has termination rights in whole or in part at any time effective after 4/28/2013 for this expansion space. The Government must give the Lessor ninety (90) days written notification prior to any lease termination."

3. Paragraph 3 of the Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and substituting in lieu thereof the following:

"Expansion space total annual rent is \$12,892.00, plus accrued escalations, payable at the rate of \$1,074.33 per month in arrears. Total annual rent for this lease is \$260,414.60, plus accrued escalation, payable at the rate of \$21,701.22 per month in arrears."

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

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

SIGNATURE		LESSOR	
		NAME OF SIGNER 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	
ADDRESS		IN PRESENCE OF	
SIGNATURE		NAME OF SIGNER	
			
ADDRESS			
UNITED STATES OF AMERICA			
SIGNATURE		NAME OF SIGNER	
		Cheryl A. Warner Contracting Officer	