

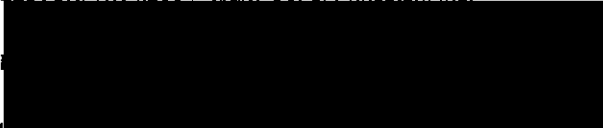


 SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT 1	DATE 1/14/09
TO LEASE NO. 57-6395-07-021		
ADDRESS OF PREMISES Mercer Corporate Park, 300 Corporate Drive, Robbinsville, NJ 08691		
<p>THIS AGREEMENT, made and entered into this date by and between - Thompson Realty Co. of Princeton, Inc. whose address is : 195 Nassau Street Princeton, NJ 08542</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease in order to reestablish the occupancy date, amend the Liquidated Damages Clause to reflect the new occupancy date to which the Lessor has agreed to, and reflect several changes in the required Tenant Improvements.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>January 9, 2009</u>, as follows:</p> <ol style="list-style-type: none"> 1. Based on the attached construction schedule for Phase Two, and the addition of 8 business days, the revised occupancy date is hereby amended to be June 5, 2009. Upon final acceptance, by the Government, a new Supplemental Lease Agreement shall be executed to formally establish the start date of the lease. 2. Section 3.11 of this Lease is hereby amended to read as follows: 3.11 LIQUIDATED DAMAGES,  552,270.15 (SEP 1999) In case of failure on the part of the Lessor to complete the work by <u>June 5, 2009</u>, the Lessor shall pay the Government as fixed and agreed liquidated damages, pursuant to this paragraph, the sum of <u>\$1,350.00</u> for each and every calendar day that the delivery is delayed beyond the date specified for delivery of all the space ready for occupancy by the Government. In the case of building renovations, the above amount will be prorated if applied to only a portion of the leased space. This remedy is not exclusive and is in addition to any other remedies which may be available under this lease or at law. 3. The following items, which were requested in the lease, are no longer required as part of  s Tenant Improvements. <ol style="list-style-type: none"> a. Occupancy Sensors, as referenced in Section 6.19 d. and e. b. An accordion door in the conference room, as referenced in Section 10.1 2a. c. Dry sprinkler protection in the computer room, as referenced in Section 10.1 2b. <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
LESSOR: Thompson Realty Co. of Princeton, Inc.  _____ <i>President</i> <small>(Title)</small>		
IN THE PRESENCE OF (witnessed by)  _____ <i>Princeton, NJ</i> <small>(Address)</small>		
UNITED STATES OF AMERICA  _____ CONTRACTING OFFICER <small>(Official Title)</small>		