

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-03P-00169
<b>ADDRESS OF PREMISES</b> One Adams Place 300 Seven Fields Boulevard Seven Fields, PA 19046-4346	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between One Adams Place, L.P.

whose address is: One Adams Place  
310 Seven Fields Boulevard  
Seven Fields, PA 19046-4346

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 accept the **Tenant Improvements and revise the annual rent accordingly.**

**NOW THEREFORE**, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective June 23, 2018 as follows:

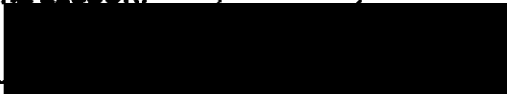
- A. Lease Paragraph 1.03, sub-paragraph A of the Lease, is hereby amended by deleting the existing text and inserting in lieu thereof the following:
  - A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:


This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.  
**IN WITNESS WHEREOF**, the parties subscribed their names as of the below date.


**FOR THE LESSOR:**

**FOR THE GOVERNMENT:**

Signature:   
 Name: DANIEL J. TRAVCOSH  
 Title: PRESIDENT  
 Entity Name: ADAMS PLACE PROPERTIES, INC.,  
 Date: 7/12/18 *General Partner*

Signature:   
 Name: Jennifer Kautfmann  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 7/24/18

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: KEITH L. LENHART  
 Title: VICE PRESIDENT  
 Date: 7/12/18

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$302,593.20	\$398,006.73
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$32,534.92	\$0.00
OPERATING COSTS <sup>3</sup>	\$87,514.70	\$87,514.70
<b>TOTAL ANNUAL RENT</b>	<b>\$422,642.72</b>	<b>\$485,521.43</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$17.14 per RSF (rounded) multiplied by the RSF stated under Paragraph 1.01

(Non Firm Term) \$38.85 per RSF (rounded) multiplied by the RSF stated under Paragraph 1.01

<sup>2</sup>The Tenant Improvements of \$114,960.00 is amortized at a rate of 8 percent per annum over a 50 month period (June 23, 2018 to June 23, 2023)

<sup>3</sup>Operating Costs rent calculation: \$4.96 per RSF (rounded) multiplied by the RSF stated under Paragraph 1.01

August 22, 2022 *JK*  
*[Signature]*

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

INITIALS: *[Signature]* & *[Signature]*  
LESSOR & GOVT