GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

ADDRESS OF PREMISES
One Adams Place
300 Seven Fields Boulevard
Seven Fields, PA 15048-4346

LEASE AMENDMENT No. 2
TO LEASE NO. GS-03P-00169

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:

Signature: [Signature]
Name: [Name]
Title: [Title]
Entity Name: [Entity Name]
Date: 7/12/18

FOR THE GOVERNMENT:

Signature: [Signature]
Name: [Name]
Title: [Title]
Entity Name: [Entity Name]
Date: 7/12/18

WITNESSED FOR THE LESSOR BY:

Signature: [Signature]
Name: [Name]
Title: [Title]
Date: 7/12/18

Lease Amendment Form 12/12
<table>
<thead>
<tr>
<th></th>
<th>Firm Term</th>
<th>Non Firm Term</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Annual Rent</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shell Rent¹</td>
<td>$302,593.20</td>
<td>$358,006.73</td>
</tr>
<tr>
<td>Tenant Improvements Rent²</td>
<td>$32,534.82</td>
<td>$0.00</td>
</tr>
<tr>
<td>Operating Costs³</td>
<td>$57,514.70</td>
<td>$57,514.70</td>
</tr>
<tr>
<td><strong>Total Annual Rent</strong></td>
<td>$422,642.72</td>
<td>$455,521.43</td>
</tr>
</tbody>
</table>

¹Shell 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
²The Tenant Improvements of $114,960.00 is amortized as a rate of 8 percent per annum over a 50 month period (June 23, 2018 to June 22, 2020).
³Operating Cost rate calculation: $4.96 per RSF (rounded) multiplied by the RSF stated under Paragraph 1.01

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