

Supplemental Lease Agreement

Number ~~One~~ (2)

Two

Lease Number: GS-03B-09429 **Date:** *1-24-11*

The Wanamaker Building, 100 Penn Square East, Philadelphia, PA 19107 Pegasys #: PS0019015

THIS AGREEMENT, made and entered into this date by and between Wanamaker Office Lease L.P.

whose address is 210 Rittenhouse Square, Suite 1900, Philadelphia, PA 19101

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease; (i) to issue the Notice to Proceed to construction; (ii) to outline a lump-sum payment in the amount of \$546,080.95 which represents the entire amount outlined in the Notice to Proceed; and (iii) to revise the annual rental.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution as follows:

- The parties agree that the Government issued a Notice to Proceed for construction of the tenant improvements via letter dated November 12, 2010 in the amount of \$546,080.95. The letter and the spreadsheet are attached to this Supplemental Lease Agreement ("SLA") and hereby incorporated into the lease. As outlined in the letter and this SLA, the Government intends on paying for the tenant improvements through a one-time lump-sum payment.

Continued on next page

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 above date.

Lessor, Wanamaker Office Lease, L.P., a Delaware Limited Partnership

By: Wanamaker Office Lease, L.P.
By: 
(Signature)

VP

(Title)


(Signature)

15601 D St, Philly, Sk 600, Robinson TA
(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, Public Buildings Service/Real Estate Acquisition Branch/North Service Center.



Contracting Officer
(Official Title)

II. Paragraph 16 of the Rider to Lease GS-03B-09429 is hereby amended by deleting the paragraph beginning with "Years 1 through 5 . . ." and replacing it with the following:

Years 1 through 5:

A total annual rent of \$764,881.05, payable at the rate of \$63,740.09 per month in arrears consisting of:

Shell Rent: \$481,114.05 or \$11.19 per Rentable Square Foot (RSF)

Building Specific Security: \$10,318.80 or \$0.24 per rentable square foot

Annual Cost of Services: \$273,448.20 or \$6.36 per Rentable Square Foot (RSF), plus accrued escalations, per Paragraph 4.3, "Operating Costs"

Parking: Included in the shell rent; no additional cost

Years 6 through 10:

A total annual rent of \$850,871.05.00, plus accrued escalations, payable at the rate of \$70,905.92 per month in arrears, consisting of:

Shell Rent: \$567,104.05 or \$13.19 per Rentable Square Foot (RSF)

Building Specific Security: \$10,318.80 or \$0.24 per rentable square foot

Annual Cost of Services: \$273,448.20 or \$6.36 per Rentable Square foot (RSF), plus accrued escalations per Paragraph 4.3, "Operating Costs"

Parking: included in the shell rent; no additional cost

as outlined in the Rent Spreadsheet attached to this SLA. "

III. Upon completion, inspection and acceptance of the space (all phases) by the Government, the Lessor shall submit a properly executed original invoice. The Government shall reimburse the Lessor in a one-time lump-sum payment in the amount of \$548,080.95 upon receipt of this properly executed original invoice. The invoice must be submitted directly the GSA Finance Office at the following address

General Services Administration
Greater Southwest Region (7BC)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must also be mailed to the Contracting Officer at:

GSA, Public Buildings Service
North Service Center (3PRNE)
20 North Eighth Street, 8th Floor
Philadelphia, PA 19107-3191 Attn: Carrie Vineberg

For an invoice to be considered proper, it must:

- 1) Be received after the execution of this SLA,
- 2) Reference the Pegasys Document Number (PDN) specified on this form,
- 3) Include a unique, vendor-supplied, invoice number,
- 4) Indicate the exact payment amount requested, and
- 5) Specify the payee's name and address. The payee's name and address must **EXACTLY** match the lessor's name and address listed above, or, if completed, the remittance name and address specified below. If the lessor chooses to have payments sent to an address other than the one listed above, that remittance address must be entered below.

Remit To:

Initials WJ & CJ
Lessor & Government
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