LEASE AMENDMENT

TO LEASE NO. GS-03P-LPA12114

ADDRESS OF PREMISES

THIS AMENDMENT is made and entered into between Realty Leasing & Management Co.

whose address is: 1270 Fairfield Road, Gettysburg, PA 17325

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 separate the spaces for [Redacted] and [Redacted]; adjust 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 December 25, 2013 as follows:

1. Paragraph 1.01A of the Lease, Office and Related Space, is hereby amended by adding the following to the end of the paragraph:

"...space is further defined as
- 64,494 RSF yielding 61,844 ABOA SF, and
- 860 RSF yielding 822 ABOA SF."

2. Paragraph 1.03A, Rent and Other Consideration is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

"1.03A. The Government shall pay the Lessor annual rent of $1,769,292.61, 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: [Redacted]
Name: [Redacted]
Title: [Redacted]
Entity Name: [Redacted]
Date: [Redacted]

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: Stephanie A. Lehr
Title: Holonomic Assistant
Date: [Redacted]

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: [Redacted]
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service
Date: [Redacted]
3. Paragraph 1.08, Tenant Improvement Allowance, is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

"1.08 Tenant Improvement Allowance
The Tenant Improvement Allowance (TIA) for purposes of this lease is $516,994.50. The TIA is the amount that the Lessor shall make available for TIs. This amount is amortized in the rent over the Firm Term of this Lease at an annual interest rate of 5 percent."

4. Paragraph 1.11, Building Specific Amortized Capital, is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

"1.11 Building Specific Amortized Capital
For purposes of this Lease, the Building Specific Amortized Capital (BSAC) is $72,692.56. The Lessor will make the total BSAC amount available to the Government which will use the funds for security related improvements. This amount is authorized in the rent over the Firm Term of the Lease at an annual interest rate of 5 percent."

5. Upon Completion of the space under Lease GS-03P-LPA12118, shall occupy the 860 RSF known in this Lease Amendment as the Space. A separate lease amendment will be issued to reflect the occupation of 65,554 RSF yielding 62,666 ABOA SF.