GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT No. 1
TO LEASE NO. GS-03P-12173

ADDRESS OF PREMISES
Cranberry Plaza II
80 Regina Drive
Cranberry, PA 16319-3144

PDN Number: NA

This Amendment is made and entered into between

Cranberry Plaza, LLC
whose address is:
123 36th Street
Pittsburgh, PA 15201-1921

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 establish the lease term, establish the square footage and establish the annual rent.

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 November 15, 2014, as follows:

A. The Lease Term Commencement Date is hereby established as November 15, 2014. The lease term is established as November 15, 2014 through November 14, 2024.

B. Paragraph 101, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

Office and Related Space: 7,722 rentable square feet (RSF), yielding 7,102 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space located on the 1st floor of the Building, as depicted on the floor plan(s) attached to the original Lease.

C. Paragraph 103, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

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: Lease Contracting Officer
Entity Name: Cranberry Plaza, LLC
Date: 11-12-14

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: [Redacted]
Title: [Redacted]
Date: 12-9-14

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: [Redacted]
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service, 3PRNK
Date: 12-14-14

Lease Amendment Form 12/12
A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

<table>
<thead>
<tr>
<th></th>
<th>Firm Term</th>
<th>Non Firm Term</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SHELL RENT</strong> 1</td>
<td>$135,907.20</td>
<td>$135,907.20</td>
</tr>
<tr>
<td><strong>TENANT IMPROVEMENTS RENT</strong> 2</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>OPERATING COSTS</strong> 3</td>
<td>$58,100.02</td>
<td>$58,100.02</td>
</tr>
<tr>
<td><strong>BUILDING SPEC F.C AMORTIZED CAPITAL</strong> 6</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>PARKING</strong> 5</td>
<td>IN SHELL RENTAL RATE</td>
<td>IN SHELL RENTAL RATE</td>
</tr>
<tr>
<td><strong>TOTAL ANNUAL RENT</strong></td>
<td>$194,007.22</td>
<td>$194,007.22</td>
</tr>
</tbody>
</table>

Shire rent (Firm Term Calculations) (Firm Term) $17.00 per RSF multiplied by 7,212 RSF

(Site Fee Term) $17.00 per RSF multiplied by 7,212 RSF

The Tenant Improvements Allowance of XXX is amortized at a rate of X percent per annum over XX years

Operating Costs calculated $7.00 per RSF multiplied by 7,212 RSF

Building Specific Amortized Capital (BS A) of XXX is amortized at a rate of X percent per annum over XX years

INITIALS Lessor GOVT

Lease Amendment Form 12/12