THIS AGREEMENT, made and entered into this date by and between
Fortress GSA Suffolk, L. L. C.
1301 Avenue of the Americas
whose address is
42nd Street
New York, NY 10019
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. This SLA addresses the conversion of
warehouse space to lab and additional HVAC.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said
Lease is amended, effective January 16, 2002, as follows:

A. Lessor shall furnish all labor, materials, tools, equipment, services and
associated work to perform the scope of work in accordance with the attached
Statement of Work dated October 31, 2001 and related correspondence from Fortress
detailing proposed costs dated November 16, 2001 (also attached). The total cost
for this project shall not exceed $183,910.44.

B. Upon completion of this work, the Lessor shall properly notify the Government,
who shall promptly cause the same to be inspected. After inspection and
acceptance of such work by the Government, an invoice duly executed by the Lessor
shall be forwarded to General Services Administration, Wanamaker Building, 6th
Floor, 100 Penn Square East, Philadelphia, PA 19107. A properly executed invoice
must reference the Lease and the Supplemental Lease Agreement Number and it must
describe the work completed and the amount billed. Payment will become due within
30 days of acceptance of the work by the Government.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LENDER

BY

IN PRESENCE OF

UNITED STATES OF AMERICA

BY

Contracting Officer

GSA FORM 276 (REV. 7-67)