

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.
GS-05B-18295

ADDRESS OF PREMISES 101 West Ohio, Indianapolis, IN 46204

THIS AGREEMENT, made and entered into this date by and between West Ohio II, LLC

whose address is: 2010 Rittenhouse Square, Suite 1900
Philadelphia, PA 19103

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

WHEREAS, the parties hereto desire to amend the above Lease.

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

The purpose of this SLA is to increase the square footage of the lease area and make the corresponding adjustments to the Annual Rent and Tenant Improvement Allowance.

I. Paragraph 1 of the Standard Form 2 of the Lease shall be amended to read as follows:

"1. The Lessor hereby leases to the Government the following described premises:

5,879 square feet of rentable office space on the 5th floor of a 22-story building known as 101 West Ohio Street located at 101 West Ohio Street, Indianapolis, IN 46204-1970 yielding 5,112 ABOA square feet."

II. Paragraph 3 of the Standard Form 2 of the Lease shall be amended to read as follows:

"3. The Government shall pay the Lessor rent as follows:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RATE/RSF</u>
Years 1-5	\$183,953.91	\$15,329.49	\$31.29
Years 6-10	\$135,217.00	\$11,268.08	\$23.00

CPI and tax escalations continue throughout the term of the lease.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

West Ohio II, LLC 210 West
2010 Rittenhouse Square, Suite 1900
Philadelphia, PA 19103



CONTINUED ON PAGE 2 OF 3

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 West Ohio II, LLC

By: *[Handwritten Signature]* West Ohio II Management Co., Inc. its Agent

210 West Rittenhouse Square, Suite 1900
Philadelphia, PA 19103

BY _____
(Signature)

IN PRESENCE OF _____
[Handwritten Signature]

UNITED STATES OF AMERICA
BY _____
[Handwritten Signature]
(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)

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III. Paragraph 17 of Attachment A of the Standard Form 2 of the Lease shall be amended to read as follows:

“17. The tenant build out will conform to the specifications in the Lease and all attachments, and are to be provided by the Lessor as part of the total rental payment. In accordance with Paragraph 3.2 of the SFO, the Lessor agrees to provide up to \$255,446.64 toward the cost of the Tenant Improvements.”

IV. Paragraph 18 of the Standard Form 2, Attachment A of the Lease shall be amended to read as follows:

“The tenant build out cost of \$255,446.64, (based on \$49.97 per ANSI/BOMA Office Area square foot), is amortized for a period of 5 years at 7.0%. Therefore, the amortized tenant build out costs are \$60,697.80 per annum or \$10.32 per rentable square foot.”

V. Attached on page 3 of 3, and hereby made a part of this SLA, is the floor plan showing the expansion area.

The Broker Commission and Commission Credit Language shall be amended by SLA following acceptance of space.

Initials: Lessor MJ
Govt K