

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
NO. 7

DATE

10/16/2011

TO LEASE NO.
GS-03B-09415

ADDRESS OF PREMISES
701 Market Street
Philadelphia, PA 19106-1538

Pegasys Document Number (PDN)
PS0021775

THIS AGREEMENT, made and entered into this date by and between

Independence Center Realty, LP

whose address is 701 Market Street
Philadelphia, PA 19107-1532

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 provide for alterations to the office and break rooms.**

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

- A. Lessor shall furnish, install, and maintain all labor, materials, tools, equipment, services, and associated work to perform the necessary alterations as outlined in this Supplemental Lease Agreement. This SLA consists of the following documents hereto attached and incorporated into the lease contract:
 1. GSA Form 276
 2. Scope of Work dated April 11, 2011 (and revisions dated May 11, 2011)
 3. Lessor's Final Proposal dated July 15, 2011
 4. General Conditions for Lease Alterations

- B. The total cost to the Government for the above alterations is \$125,175.15 and shall be paid via a one-time lump sum payment to the Lessor upon the Government's inspection, acceptance, and approval of the said alterations.

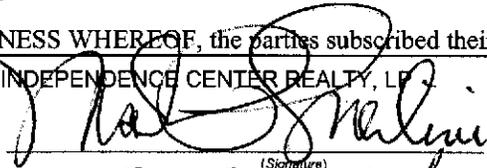
- C. The Lessor shall complete all alterations, improvements, and repairs required by this Supplemental Lease Agreement (SLA) and deliver the space alterations within ninety (90) calendar days of this issuance of Notice to Proceed.

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 INDEPENDENCE CENTER REALTY, LP

BY


(Signature)

Independence Center Realty L.P.

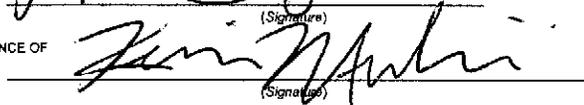
By: ICR-I, Inc., its general partner

By: Mark P. Merlini, its vice president

701 Market Street, Philadelphia, PA 19106

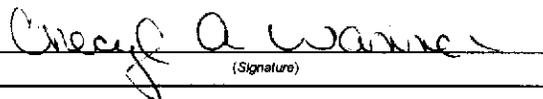
(Address)

IN PRESENCE OF


(Signature)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION, PBS, Real Estate Acquisition Division

BY


(Signature)

Contracting Officer

(Official Title)

SUPPLEMENTAL AGREEMENT: 7

TO LEASE NO. GS-03B-09415

E. Upon completion of the work, the Lessor shall notify the contracting officer to arrange for an inspection. After inspection and acceptance of the work by the Government, a properly executed original invoice shall be forwarded to:

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

A copy of the invoice must also be faxed to Ling Xu, Realty Specialist at 215-209-0462.

For an invoice to be considered proper, it must:

1. Be received after the execution of the SLA.
2. Reference the Pegasys Document Number specified on this form.
3. Include a unique, vendor supplied, invoice number.
4. Indicate the exact payment amount requested, and specify the payees' name and address. The Payees' name and address must EXACTLY match the Lessor's name and address listed above.

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of work by the Government, whichever is later.

F. All work for this project is to be performed according to the "General Conditions for Lease Alterations."

G. It is understood and agreed that the Government retains title to all removable property covered by this agreement and may remove the same if so desired. In the event such are not removed by the Government at the end of the lease term or any extension or renewal thereof, title shall vest with the Lessor and all rights of restoration shall be waived.

LESSOR



U.S. GOVERNMENT

