

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following: EXCEPT AS SET FORTH BELOW OR ELSEWHERE IN THIS LEASE, ALL SERVICES, IMPROVEMENTS, ALTERATIONS, REPAIRS, AND UTILITIES AS DEFINED BY THIS LEASE. THIS LEASE IS FULL SERVICE.
- a) FIRE & LIFE SAFETY: Notwithstanding any other provision of the Lease, prior to substantial completion of the leased premises. The Lessor shall correct all deficiencies and comply with all recommendations and findings of the Fire Protection & Life Safety Evaluation Report (SFO Attachment #4) prepared by a Certified Fire Protection Engineer evidencing full compliance with all Fire Protection provisions of the Lease, as well as the recommendations and findings of the GSA Fire Protection Engineering Section's review of Attachment #4 which are set forth in Rider # 1 attached hereto.
 - b) TENANT IMPROVEMENTS: The annual rental rate recited in paragraph 3 includes amortized Tenant Improvement Allowance (TIA) of \$394,260.00 (\$20.00/19,713 BOASF). The Government will amortize the TIA at an annual interest rate of 0% (zero percent) per annum over the term of the lease. The Government shall have the right to repay the TIA via lump sum payment to the Lessor as additional rent. Upon completion of tenant improvements and acceptance thereof by the Government a Supplemental Lease Agreement (SLA) shall be executed by both parties memorializing the amount of tenant improvement funds used by the Government, the payment method and any change in the rental payment.
 - c) The general contractor's total fees for overhead and profit shall not exceed 6% and the general contractor's fee for general condition shall not exceed 6%. The Lessor's total construction management and coordination fees for the tenant improvements for the Government's space shall not exceed 6%. Architecture & Engineer fees, if any, shall not exceed \$1.00/BOASF. All such fees will be paid for out of the T/I Allowance.
 - d) Pursuant to paragraph 7.0 & 7.1 of the SFO: Utilities and maintenance will be provided daily, extending from 7:00 am to 6:00 pm, Monday through Friday, excluding Saturdays and Sundays and federal holidays. The rate for overtime HVAC service to the premises governed by this lease shall be \$35.00 per hour, beyond Normal Hour Schedule. These rates shall escalate in a manner consistent with, the Operating Cost Escalation, in paragraph's (3.7 & 3.8) of the SFO.
 - e) Daytime Cleaning: The rate for daytime cleaning is \$0.10 per BOASF which is included in the rent.
 - f) The Government shall be entitled to a rent credit in the amount of \$65,282.88, to be applied against the first month rental payment until exhausted.
7. The following are attached and made a part hereof:
- 1) SOLICITATION FOR OFFERS (SFO) #07-016, 48 PAGES
 - 2) FIRE SAFETY RIDER # 1, 1 PAGE
 - 3) SECURITY RIDER # 2, 1 PAGE
 - 4) ATTACHMENT #1 TO THE SFO, RATE STRUCTURE, 1 PAGE
 - 5) ATTACHMENT #2 TO THE SFO, CONSTRUCTION SCHEDULE, 1 PAGE
 - 6) ATTACHMENT #3 TO THE SFO, SCOPE OF WORK, 2 PAGES
 - 7) ATTACHMENT #4 TO THE SFO, 17 PAGES
 - 8) GSA FORM 1217 LESSOR'S ANNUAL COST STATEMENT, 1 PAGES
 - 9) GSA FORM 1364 & THE ATTACHMENT, 4 PAGES
 - 10) GSA FORM 3517B GENERAL CLAUSES, 32 PAGES
 - 11) GSA FORM 3518 REPRESENTATIONS AND CERTIFICATIONS, 7 PAGES
 - 12) FLOOR PLAN "EXHIBIT A" 2 PAGES

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: 2800/2900 Crystal Drive Property, LLC.

By: [Signature]

[Signature] Title

By: Brian J. Fitzgerald

IN PRESENCE OF [Signature]
Name:

Address 770 Township Line Road, Suite 150, Yardley, PA, 19067

UNITED STATES OF AMERICA

BY [Signature]

TITLE CONTRACTING OFFICER, GSA, NCR,

TC HARRISON