

4508 Chestnut Street Associates, LP

June 15, 2005

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14. Alterations. Tenant may make changes to the non-structural portion of Demised Premises as needed/desired to accommodate its business. Tenant must obtain Landlord consent, which shall not be unreasonably withheld.

15. Limited Binding Nature of this Letter. This letter is not a binding agreement and no such binding agreement respecting the proposed transactions described herein shall exist unless and until the obligations and rights of the parties are set forth in the definitive Lease, if any, ultimately executed and delivered by the parties. Acceptance of the terms and conditions set forth in this letter shall constitute an authorization by each of the parties hereto to commence negotiation of the definitive Lease and the other documents and instruments contemplated in connection with the definitive Lease, with the understanding that, except as is otherwise expressly set forth in this letter, this letter is a letter of intent, not a definitive agreement by and among the parties hereto, and, except as expressly set forth herein, neither this letter nor any oral communications among the parties are, nor shall any of the same be construed as, binding upon or enforceable against, any party hereto.

If this letter sets forth terms and conditions for the Lease of the Demised Premises by the Tenant acceptable to the Landlord, please confirm your receipt and agreement by executing and dating the enclosed counterparts of this letter in the space provided below and return its to the undersigned.

Approved as to Form
Romulo L. Diaz, Acting City Solicitor

City of Philadelphia

By: _____
Assistant City Solicitor

By: _____

Philadelphia Municipal Authority

By: _____

4508 Chestnut Street Associates, LP

By: _____
Name:
Title: