

Exhibit "A"
**SUMMARY OF KEY TERMS OF PROPOSED
LEASE AMENDMENT FOR THE PROPERTY LOCATED
AT 212-214 CHELTEN AVENUE, PHILADELPHIA, PENNSYLVANIA**

1. Landlord: Germantown Realty Investment Group, LP
2. Tenant: Philadelphia Gas Works by Philadelphia Facilities Management Corporation
3. Property: 212-214 Cheltenham Avenue, Philadelphia, Pennsylvania
4. Term: Four (4) years, subject to termination by Tenant upon 180 days' written notice
5. Rent: \$16.50 per square foot (\$67,848.00), with escalations of 2.5% annually.
6. Additional Rent: Tenant shall pay its proportionate share of common area maintenance charges, currently approximately \$2.50 per square foot (\$10,280 annual total), and real estate taxes, currently approximately \$1 per square foot (\$4,112 annual total).