

CAM RIDER TO LEASE

THE TERMS AND PROVISIONS OF THIS RIDER ARE A PART OF, AND SUPERSEDE ANY INCONSISTENT TERMS, OF THE LEASE FOR PREMISES LOCATED AT 123 Oak Ridge Drive, Mountville, PA 17554 (THE "PREMISES") LOCATED IN AND PART OF THE VILLAGE CENTER OF MOUNTVILLE (THE "CENTER") BETWEEN LANDLORD AND TENANT DATED EVEN DATE HEREWITH.

1. **Common Areas.**

All areas used by Tenant in common with other tenants in the Center (the "Common Areas") shall be maintained by Landlord. Common Areas shall include but be not limited to, all parking areas, walkways, surrounding undeveloped or landscaped land, storm water drainage systems, common hallways or access ways and any commonly used amenities. As part of the Tenant's rent for the Premises and for access to the Common Areas, Tenant shall pay to Landlord a common area maintenance charge (the "CAM Charge") in accordance with the terms of this Rider.

2. **Common Area Maintenance Charges.**

(a) Prior to the beginning of each calendar year during the term of this Lease, Landlord shall prepare a budget for CAM Charges for the Center, which term is defined as including all of Landlord's costs and expenses of operating and maintaining the Common Areas which shall be deemed to include, without limitation, real estate taxes, general liability insurance, landscaping, sanitary control, lighting, electricity, ground maintenance, janitorial service, security services, snow removal, resurfacing, painting, repairs (excluding structural repairs to the Premises), and Landlord's costs for administering the same.

(b) Tenant shall pay monthly its proportional share of CAM Charges to Landlord based upon the budget as additional rent, which shall be due and payable with the basic rent. Tenant's proportional share shall be determined by multiplying the total of such costs by a fraction, the numerator of which shall be the gross floor area of the Premises and the denominator of which shall be the gross floor area of the total rentable space of the Center.

(c) In the event that Tenant shall have occupied the Premises for less than the entire calendar year, Lessee's share of the CAM Charge shall be prorated in accordance with the period of time during the year in which the Tenant occupied the Premises.

(d) Within ninety (90) days following the close of each calendar year Landlord shall furnish to Tenant a statement showing in reasonable detail the total

amount of common area maintenance costs for the preceding year and reconcile such costs with the Tenant's monthly payments for the year. If the costs are higher than the monthly payments, already made, Tenant shall reimburse Landlord such additional costs in a lump sum with the next regular monthly budget payment. If the costs are lower than the monthly payments already made, Tenant shall be entitled to a setoff of such costs against the next regular monthly budget payment for CAM Charges (or as many payments as are necessary to absorb the setoff to which Tenant is entitled). Such amount shall not be used to setoff basic rent due under the Lease.

3. **Tenant Default.**

In the event the Tenant does not pay the CAM Charge when due, the Tenant shall be in default under the Lease, and the Landlord may pursue any and all remedies available under the Lease or any other remedies available in law or in equity.

IN WITNESS WHEREOF, the parties hereto have caused this CAM Rider to Lease to be executed and sealed the date and year first above written.

VCM PARTNERS

WITNESS/ATTEST:

By: _____

"TENANT"

WITNESS/ATTEST:

By: _____

Date: _____, 2005