Exhibit 10.49  
FIRST AMENDMENT TO  
LEASE AGREEMENT  
THIS FIRSTAMENDMENT TO LEASE AGREEMENT (this “Amendment”) is made and entered as of February 6, 2004 (the “Effective Date”) by and between ARE-5100/5110 CAMPUS DRIVE, L.P., a Delaware limited partnership (“Landlord”) and GENAERA CORPORATION, a Delaware corporation (“Tenant”).  
RECITALS  
A. Landlord and Tenant have previously entered into that certain Lease Agreement dated as of December 13, 2001 (the “Agreement”), whereby Tenant extended its right to occupy the certain premises located at 0000 Xxxxxx Xxxxx, Xxxxxxxx Xxxxxxx, Xxxxxxxxxxxx, as more particularly described in the Agreement, beyond the term of the “Prior Lease” (as such term is defined in the Agreement).  
B. Landlord and Tenant now desire to amend the Agreement on and subject to the terms and conditions set forth herein to confirm the “Term” of the Agreement.  
NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, Landlord and Tenant agree as follows:  
1. Term. The “Commencement Date” shall be December 1, 2001 and the “Term” shall be the “Base Term” (as such terms are defined in the Agreement). The Agreement shall therefore expire on November 30, 2007.