

Item 1.01. Entry into a Material Definitive Agreement.

On August 16, 2011, Amicus Therapeutics, Inc. (“the Company”), as Tenant, and Cedar Brook 3 Corporate Center, LP, as Landlord, entered into a lease agreement (the “Lease”) pursuant to which Amicus will lease approximately 73,646 square feet of laboratory and office space in Cranbury, New Jersey (the “Premises”) beginning on March 1, 2012, subject to Substantial Completion (as such term is defined in the Lease) of the Premises. The Company’s current leases in New Jersey expire on February 28, 2012, and all employees in its current Cranbury, New Jersey locations will relocate to the Premises.

The initial term of the Lease runs for seven years and may be extended by Amicus for two additional five-year periods. Amicus will pay monthly base rent (along with a proportionate share of the Landlord’s monthly operating expenses) under the Lease as follows:

Year 1: \$16.00 per square foot, or \$98,195

Year 2: \$17.25 per square foot, or \$105,866

Year 3: \$18.00 per square foot, or \$110,469

Year 4: \$19.25 per square foot, or \$118,140

Year 5: \$20.50 per square foot, or \$125,811

Years 6 and 7: \$20.70 per square foot, or \$127,039

In the event the Company exercises its option to renew the Lease, rent shall be \$20.70 per square foot for years 1 through 3 and \$23.80 per square foot for years 4 and 5 of the initial renewal term. Rent under the second renewal term would be \$23.80 per square foot for years 1 through 3 of the second renewal term and \$27.37 for years 4 and 5. The Lease contains customary rights for the Company and Landlord including those related to tenant default, early termination and assignment and subletting.

The foregoing description of the Lease is not complete and is qualified in its entirety by reference to the copy of the Lease filed as Exhibit 10.1 hereto and incorporated herein by reference.

Item 9.01. Financial Statements and Exhibits.

(d) Exhibits: The Exhibit Index annexed hereto is incorporated herein by reference.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

AMICUS THERAPEUTICS, INC.

Date: August 16, 2011

By: /s/ GEOFFREY P. GILMORE
Name: Geoffrey P. Gilmore
Title: Senior Vice President and General Counsel

EXHIBIT INDEX

Exhibit No.	Description
10.1	Lease Agreement dated as of August 16, 2011 by and between Amicus Therapeutics, Inc. and Cedar Brook 3 Corporate Center, LP