

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 1

Page 1 of 2

DATE

MAY 05 2011

TO LEASE NO.  
GS-03B-09458

PDN# PS0020031

ADDRESS OF PREMISES

20 Greenspring Road  
Stafford, Virginia 22554-1529

THIS AGREEMENT, made and entered into this date by and between **Let's Bowl, LLC**

125 Industrial Drive  
Fredericksburg, Virginia 22408-2431

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to issue the Notice to Proceed for the construction of the Tenant Improvements and provide for a lump sum payment for the Tenant Improvements allowance overage for the Government.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective April 4, 2011 as follows:

A. Let's Bowl, LLC is hereby authorized to begin construction of the Tenant Improvements for the Government in the agreed upon amount of \$1,457,039.20 in accordance with all Lease requirements, the Design Intent Drawings, and Construction Drawings. Tenant Improvements in the amount of \$748,673.28 will be amortized at the rate of 0% over the term of five years. The Government will pay a one-time lump sum payment upon completion and acceptance of the improvements in the amount of \$708,366.00.

Upon completion of the work, the Lessor shall notify the contracting officer to arrange for an inspection. After inspection and acceptance of the work by the Government, a properly executed invoice shall be submitted at:

<http://www.finance.gsa.gov>

- OR -


ALL OTHER TERMS AND CONDITIONS OF THE LEASE SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

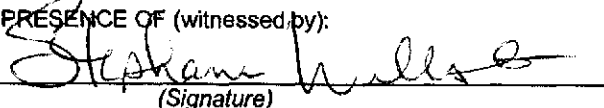
LESSOR: Let's Bowl, LLC

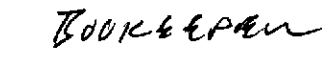
BY

  
(Signature)

  
(Title)


IN PRESENCE OF (witnessed by):

  
(Signature)

  
(Title)

UNITED STATES OF AMERICA

BY

  
(Signature)

Contracting Officer, GSA  
(Official title)

**SUPPLEMENTAL LEASE AGREEMENT  
No. 1**

Page 2 of 2

**TO LEASE NO. GS-03B-09458**

a properly executed original invoice shall be forwarded to:

General Services Administration  
Greater Southwest Region (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

If invoicing either electronically or by mail, a copy of the invoice must also be mailed to the Contracting Officer at:

GSA, Public Buildings Service  
Real Estate Acquisition Division  
20 North Eighth Street, 8th Floor  
Philadelphia, PA 19107-3191  
Attn: Douglas Dooling

For an invoice to be considered proper, it must:

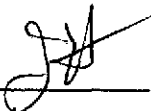
- ♦ Be received after the execution of this SLA,
- ♦ Reference the Pegasys Document Number(s) (PDN) specified on this form,
- ♦ Include a unique, vendor-supplied, invoice number,
- ♦ Indicate the exact payment amount requested, and
- ♦ Specify the payee's name and address. The payee's name and address must EXACTLY match the Legal Business Name or DBA associated with it in Central Contractor Registration (CCR) for the DUNS included above.

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

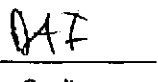
**All other terms and conditions of the lease shall remain in force and effect.**

**IN WITNESS WHEREOF, the parties subscribed their names as of the above date.**

Initials:

  
Lessor

&

  
Gov't