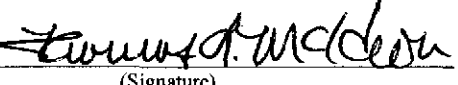


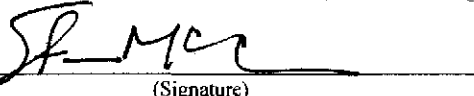


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 3 TO LEASE NO. GS - 03B - 09615	DATE June 30, 2011 PEGASYS DOCUMENT NUMBER (PDN) PS0020449
ADDRESS OF PREMISE Roanoke Higher Education Center 108 N. Jefferson Street Roanoke, Virginia 24016-2411		
THIS AGREEMENT, made and entered into this date by and between whose address is Roanoke Higher Education Authority 108 N. Jefferson Street Roanoke, Virginia 24016-2411 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 establish the Tenant Improvement build-out costs associated with Change Order #1. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>June 24, 2011</u> as follows: <div style="margin-left: 40px;"> <p>A. The Government shall pay the Lessor a one-time lump payment in an amount of \$23,762.00 for Change Order #1. The break-down of this payment is outlined in Exhibit A (attached).</p> <p>B. Invoicing for lump-sum payment:</p> <p style="margin-left: 40px;">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 – a properly executed original invoice shall be forwarded to:</p> <div style="margin-left: 80px;"> General Services Administration Greater Southwest Region (7BCP) P.O. Box 17181 Fort Worth, TX 76102-0181 </div> </div> <p style="text-align: center; margin-top: 20px;">This SLA contains 3 pages.</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
LESSOR: Roanoke Higher Education Authority		
BY <u></u> (Signature) IN THE PRESENCE OF <u></u> (Signature)	<u></u> (Title)	<u>108 N. Jefferson St. NW, Roanoke, VA</u> (Address)
UNITED STATES OF AMERICA GSA, Public Building Services, Philatlantic Realty Services		
BY <u></u> (Signature)	<u>Contracting Officer</u> (Official Title)	

B. Invoicing for lump-sum payment:

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 -

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: Steve McCombs

For an invoice to be considered proper, it must:

- ♦ Be received after the execution of this SLA,
- ♦ Reference the Pegasys Document Number (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.