

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES	SUPPLEMENTAL AGREEMENT No. 2	DATE <u>May 18, 2011</u>
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS - 03B - 09486	PEGASYS DOCUMENT NUMBER (PDN) PS0018364

ADDRESS OF PREMISE **Commonwealth Building**
 220 Church Avenue S.W
 Roanoke, Virginia 24011-1510

THIS AGREEMENT, made and entered into this date by and between

whose address is **220 Church LLC**
 310 First Street, Suite 450
 Roanoke, Virginia 24011

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

WHEREAS, the parties hereto desire to amend the above Lease establish the tenant improvement costs and provide for the lump-sum payment of the Tenant Improvement costs

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, Effective March, 14 2011 as follows:

A. In accordance with Lease Paragraph 3.2 entitled "Tenant Improvements Paid Lump Sum," the Government elects to pay, lump-sum the additional Tenant Improvement costs of \$656,415.44.

B. The Government shall pay the Lessor a one-time lump payment in an amount of \$656,415.44. The break-down of this payment is outlined in Exhibit A (TICS Table).

C. 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:

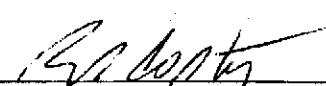
<http://www.finance.gsa.gov>

This SLA contains 3 pages.

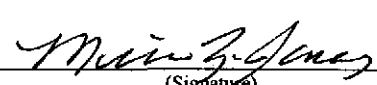
All other terms and conditions of the lease shall remain in force and effect.

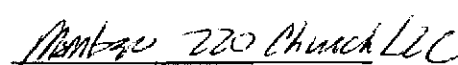
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: 220 Church LLC

BY 
 (Signature)

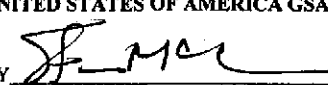
IN THE PRESENCE OF


 (Signature)


 (Title)

310 First St, Roanoke VA
 (Address)

UNITED STATES OF AMERICA GSA, Public Building Services, Philatlantic Realty Services

BY 
 (Signature)

Contracting Officer
 (Official Title)

- 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.