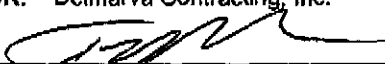
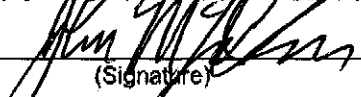


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 4 Page 1 of 3 TO LEASE NO. GS-03B-09397	DATE 2-11-11
ADDRESS OF PREMISE 2525 Celebrate Virginia Parkway Fredericksburg, VA 22406-8212	Pegasys Document Number (PDN)	
<p>THIS AGREEMENT, made and entered into this date by and between Delmarva Contracting, Inc.</p> <p>whose address is 5778 Westchester St. Alexandria, VA 22310-1145</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to establish the square footage, establish the lease term, establish the annual rent, and establish the rental rate for the lease term.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>February 01, 2011</u> as follows:</p> <p>A. Paragraph 1 of Standard Form 2 of the Lease as amended by Supplemental Lease Agreement # 2 is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:</p> <p>"1. The Lessor hereby leases to the Government the following described premises:</p> <p>Approximately 46,813 rentable square feet yielding 43,187 ANSI/BOMA Office Area square feet of office space and an additional approximately 3,387 rentable square feet (yielding approximately 3,125 ANSI/BOMA Office Area square feet) of free space (for which the Government will not be charged rent, including real estate taxes and operating cost escalations) in excess of the total 46,813 rentable/43,187 ANSI/BOMA Office Area square footage indicated above, for a total of approximately 50,200 rentable square feet, (yielding approximately 46,312 ANSI/BOMA Office Area square feet and related space) with two hundred forty five (245) on-site secured parking spaces under lease, at 2525 Celebrate Virginia Parkway, Fredericksburg, VA, 22406-8212</p> <p>to be used for such purposes as determined by the General Services Administration."</p> <p>B. Paragraph 2 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:</p> <p>"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on February 01, 2011 through January 31, 2026, subject to termination and renewal rights as may be hereinafter set forth."</p> <p>C. Paragraph 3 of Standard Form 2 as amended by Supplemental Lease Agreement Number 1 of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:</p> <p>"3. The Government shall pay the Lessor annual rent of \$1,372,535.63 at the rate of \$14,377.96 per month in arrears. Rent for a lesser period shall be prorated. Payment shall be made electronically and shall be made payable to :</p> <p>"Delmarva Contracting, Inc. P.O. Box 10395 Alexandria, VA 22310"</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: Delmarva Contracting, Inc.		
BY  (Signature)	President (Title)	
IN THE PRESENCE OF Janet B. Bednick (Signature)		
UNITED STATES OF AMERICA General Services Administration, PBS, South Branch		
BY  (Signature)	Contracting Officer (Official Title)	

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SUPPLEMENTAL LEASE AGREEMENT**No. 4****Page 2 of 2****TO LEASE NO.
GS-03B-09397**

D. Paragraph 12. of the Lease Rider is hereby amended by deleting the existing text in its entirety and by inserting in lieu thereof the following:

"Lessor shall complete the building shell as defined in the lease and complete all alterations, improvements, and repairs required by this lease, and deliver the leased premises ready for occupancy by the Government within ninety (90) working days from the date of notice to proceed with the construction of the tenant improvements. When Lessor has completed all such alterations, improvements, and repairs, Lessor shall promptly notify the Contracting Officer, who shall promptly cause the same to be inspected.

Upon the date of completion of such alterations, improvements, and repairs and inspection and acceptance by the Government, the term of this lease shall commence and shall continue for fifteen (15) consecutive calendar years. The commencement date shall be more particularly set forth by a Supplemental Lease Agreement.

Upon acceptance of the leased premises by the Government, the same shall be measured and rental shall be paid, in accordance with Paragraph 4.1 of the lease, "Measurement of Space" and Paragraph 27 General Clauses, GSA Form 3517, "Payment" at the rate of:

Years 1 through 10: Annual Rent: \$1,372,535.63

Shell Rent: \$904,767.65 per year or \$20.95 per ANSI/BOMA Office Area Square Foot (ABOA)

Amortized annual cost for Tenant Improvement Allowance*: \$263,061.60 per year

In accordance with lease negotiations, the Tenant Improvement rate stated above reflects an interest rate of 7.5% over a 180 month period, which exceeds the firm term of the lease. (See Paragraph 14 of Lease Rider below). Should the Government exercise its termination rights, the Government shall have no obligation to pay the Lessor any remaining balance for the Tenant Improvement rent beyond the firm term of the lease. The Lessor shall provide the Tenant Improvements to the Government for years 11 - 15 free of charge.

Interest rate at which Tenant Alterations are amortized: 7.5%

Annual Cost of Services: \$204,706.38 per year or \$4.74 per ANSI/BOMA Office Area Square Foot (ABOA), plus accrued escalations per SFO Paragraph 4.3, "Operating Costs"

The first six months of the lease shall be free of any and all shell rent.

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

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**SUPPLEMENTAL LEASE AGREEMENT
No. 4**

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**TO LEASE NO.
GS-03B-09397****Years 11 through 15: Annual Rent: \$1,108,474.00****Shell Rent: \$904,767.65 per year or \$20.95 per ANSI/BOMA Office Area Square Foot (ABOA)****Annual Cost of Services: \$204,706.38 per year or \$4.74 per ANSI/BOMA Office Area Square Foot (ABOA), plus accrued escalations per SFO Paragraph 4.3, "Operating Costs"**

"The rent shall be adjusted downward if the Government does not utilize the entire Tenant Improvement Allowance of \$2,384,779.63 or \$51.06 per ANSI/BOMA Office Area Square Foot, which is included in the rent, using the 7.5% amortization rate over the term of 15 years. The Government, at its election, may pay lump sum for Tenant Improvements. If this occurs, the rent shall be reduced proportionately using the 7.5% amortization rate. As previously stated, the Lessor has amortized the cost of the Tenant Improvements over 15 years, but is only charging the Government for 10 years worth of Tenant Improvements. The remaining 5 years are provided at no cost to the Government.

If the Government spends more than the allowance identified above, the Government reserves the right to 1) reduce the Tenant Improvement requirements, 2) pay lump sum for the overage upon completion and acceptance of the improvements, or 3) increase the rent according to the negotiated amortization rate over the firm term of the lease.

In accordance with the lease negotiations, the lessor has offered free shell rent to the Government for the first six (6) months of the lease. Therefore, the Lessor shall be paid only operating costs and tenant improvement costs for the first six (6) months of the lease.

All rights, responsibilities, and obligations that bind the Lessor and Government under this lease agreement, including the General Clauses, and any other attachments hereto, shall pertain to the entire space under lease, including the free space."

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

Initials:  & 
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