

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. <u>02</u>
	TO LEASE NO. GS-03B-09409
ADDRESS OF PREMISES 210 BEISER BLVD DOVER, DE 19904-7790	PDN Number: PS0025968

**THIS AMENDMENT** is made and entered into between Direct Invest Dover, LLC

whose address is: 114 North Main Street, Suite 100  
Suffolk, VA 23434-4564

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 Tenant Improvement Notice to Proceed.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective March 12, 2013 as follows:

I. This Lease Amendment (LA) formally and officially issues Notice to Proceed with the construction of the Tenant Improvements (TI) to 9,056 ANSI/BOMA office area square feet of space for [REDACTED] at 210 Beiser Blvd., Dover, DE 19904-7790 under GSA Lease Contract No. GS-03B-09409.

II. The total cost of TI work is \$1,215,538.27. Of this amount, \$407,701.12 shall be amortized in the monthly rental payments per the guidelines specified in Paragraph 1.08 of the Lease contract. The remaining amount of \$807,837.15 shall be paid lump sum upon receipt of an original invoice after completion, inspection and acceptance of the space by the Lease Contracting Officer. The Lessor shall complete Tenant Improvements by July 1, 2013.

The original invoice must be submitted directly to the GSA Finance Office at the following address:  
General Services Administration  
FTS and PBS Payment Division (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

This Lease Amendment contains 2 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 below date.

**FOR THE LESSOR:**  
[REDACTED]  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Entity Name: Direct Invest Dover, LLC  
Date: 3/12/13

**FOR THE GOVERNMENT:**  
[REDACTED]  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 3/15/2013

**WITNESSED FOR THE LESSOR BY:**  
[REDACTED]  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: MEMBER  
Date: 3/12/13

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration  
Attn: Rebekah R. Cowles, Contracting Officer  
20 North 8<sup>th</sup> Street  
Philadelphia, PA 19107-3101

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0025968

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

- III. The Design Intent Drawings dated 4/18/2012, approved with comments on 6/20/2012 and supplemented with Sheet SK1 dated 12/12/2012, were accepted by the Government and formed the basis for the TI costs. These aforementioned Design Intent Drawings are hereby incorporated into the Lease by reference.

INITIALS:  &   
LESSOR GOVT