

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE 7/22/09
	TO LEASE NO. GS-03B-09383	

ADDRESS OF PREMISE 116 – 118 West Main Street
Salisbury, MD 21801

THIS AGREEMENT, made and entered into this date by and between Plaza Gateway Salisbury, LLC.
whose address is 117 Carriage Lane
Queenstown, MD 21658

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

WHEREAS, the parties hereto desire to amend the above Lease to modify the commission and commission credit received by the Government

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 9, 2009, as follows:

A. Paragraph 6 of the Standard Form 2 of the Lease, is deleted in its entirety and replaced with the following:

" The Lessor and the Broker have agreed to a cooperating lease commission of [redacted] of the firm term value of this lease excluding tenant improvements and operating costs included in rental. The total amount of the commission is [redacted]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [redacted] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [redacted]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Shell Rental Payment \$2,086 (\$10.50 x 2,384 RSF)/12) minus prorated Commission Credit of [redacted] equals [redacted] adjusted First Month's Shell Rent

Second Month's Shell Rental Payment \$2,086 (\$10.50 x 2,384 RSF)/12) minus prorated Commission Credit of [redacted] equals [redacted] adjusted Second Month's Shell Rent

Third Month's Shell Rental Payment \$2,086 (shall commence in full).

This SLA contains one (1) page.
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: Plaza Gateway Salisbury, LLC
 BY [redacted] _____
 (Signature)
 IN THE PRESENCE OF [redacted] _____
 [redacted] _____
 (Address)
 Member _____
 (Title)

UNITED STATES OF AMERICA - General Services Administration, PBS, Allegheny Service Center
 BY [redacted] _____
 (Signature)
 Contracting Officer _____
 (Official Title)