

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 04	TO LEASE NO. GS-03B-09385	DATE 1/21/11	PAGE 1 of 1
ADDRESS OF PREMISES 2107 Laurel Bush Road, Bel Air, Maryland 21015-6181			

THIS AGREEMENT made and entered into this date by and between EMMARTON ROAD ASSOCIATES, LLC

whose address is 5621 OLD FREDERICK ROAD
BALTIMORE, MD 21228

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government: **WHEREAS**, the parties hereto desire to amend the above Lease. **NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution of this SLA by the Government and Government inspection and Acceptance of the tenant improvements, as follows:

A. "The Government hereby accepts the Lessor's proposals to provide all labor and materials necessary to install and maintain the improvements referenced for the work as described below per Change Orders 3-9 and issues notice to proceed for alterations not to exceed **\$18,919.86**.

- [REDACTED] Change Order #3 -- dated 11/12/2010 for electrical work.
- [REDACTED] Change Order #4 -- Four (4) 22 x 22 framed and welded vent covers.
- [REDACTED] Change Order #5 -- The venting along the roof line (12x12) requires adjustment. The use of man bars, 6" on center with lag bolts through the steel into the side of the building work is an alternative -- Relocating existing roof drain.
- [REDACTED] Change Order #6 -- The sprinkler line that penetrates room 6 needs to have a Di-electric break on it, must be a fitting. An insulator between the two, two flange halves bolted together with rubber gaskets to protect is an alternative.
- [REDACTED] Change Order #7 -- Install additional security sleeves per walk through on 12/2/2010 [Add (3) three additional 4" PVC sleeves; Add (2) two Additional 3/4 PVC sleeves; Install 1/2 Flex in door jamb in (9) nine locations]
- [REDACTED] Change Order #8 --Furnish and install 37 pc of 4X8X5/8" fire treated plywood on inside of room 6 to roof deck above.
- [REDACTED] Change Order #9 - New door schedule, doors are special order and require some lead time to acquire

Upon completion, inspection, and the GSA's acceptance of the alterations, a properly executed invoice requesting a lump sum payment for **\$18,919.86** must be submitted electronically to GSA Finance and a copy of the invoice submitted to the Contracting Officer at: General Services Administration, 20 North 8th Street, Philadelphia, PA 19107

For an invoice to be considered proper, it must:

- 1) Be received after the acceptance of the work by the General Services Administration
- 2) Include a unique, vendor-supplied invoice number AND the GSA Supplied PS Number **PS0019445**
- 3) Indicate the exact payment amount requested
- 4) Specify the payee's name and address. The payee's name and address must **EXACTLY** match the Lessor's name and address listed above.
- 5) Payment will become due within thirty (30) days after GSA's designated billing office receives a properly executed electronic invoice or acceptance of the work by the Government, whichever is later.

Payment will be made electronically through the finance website. The Lessor is responsible for visiting this website and applying for a login and password. After acceptance by the Government the Lessor's shall follow the instructions posted on that website to submit their invoice electronically. Assistance in navigating the website or submitting the invoice can be found by calling 817-978-2408 or by email at

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

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: EMMARTON ROAD ASSOCIATES, LLC	
SIGNATURE [REDACTED]	NAME OF SIGNER Michael J. Arsoow

ADDRESS 5621 Old Frederick Road, Baltimore, MD 21228

IN PRESENCE OF	
SIGNATURE [REDACTED]	NAME OF SIGNER Erica L. Czuchman

ADDRESS 5037 E. Woodgate Court, Baltimore, MD 21244

UNITED STATES OF AMERICA	
SIGNATURE [REDACTED]	NAME OF SIGNER Maria Szkotak
	OFFICIAL TITLE OF SIGNER Contracting Officer

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