

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 2	DATE 11/11/2012
	TO LEASE NO. GS-03B-09417	
ADDRESS OF PREMISE Annapolis Science Center 185 Admiral Cochrane Drive Annapolis, MD 21401-7307	PEGASYS DOCUMENT NUMBER (PDN) PS0020354	

THIS AGREEMENT, made and entered into this date by and between JEMAL'S ADMIRAL COCHRANE L.L.C.

whose address is 185 ADMIRAL COCHRANE DR
ANNAPOLIS, MD 21401-7307

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 order tenant improvements which exceed the TI allowance

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 18, 2011, as follows:

- A. In separate correspondence dated May 16, 2011, the Government has issued a Notice to Proceed in the amount of \$720,347.00 for the [REDACTED] Tenant Improvements and related design fees, including CO #1, in accordance with the lessor's proposal dated May 16, 2011. The proposal is hereby incorporated into the lease by reference.
- B. The authorized total Tenant Improvements amount reflects the following:
 - (1) Tenant Improvements referenced under Part A above, in the amount of \$720,347.00 and (2) security enhancements in the amount of \$26,850.00 previously authorized via Supplemental Lease Agreement Number 1; to be paid as follows
 - a) a total of \$351,577.73 (\$26,850.00 + \$324,727.73) amortized in the rent at an interest rate of 8% over the firm term of ten (10) years; and,
 - b) the balance of \$395,619.27 to be paid via a one-time lump sum payment. All lump sum payments shall be paid upon inspection and acceptance by the Government of the said alterations.

This Supplemental Lease Agreement 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 above date.

LESSOR: J

BY _____

Douglas Jemal, Managing Member

IN THE PRESENCE OF

702 H Street, 4th Fl. NW Wash DC

(Address) [Signature]

UNITED STATES OF AMERICA

BY _____

Contracting Officer
(Official Title)

Initials: _____ & _____
Lessor Government

SUPPLEMENTAL LEASE AGREEMENT
NO. 2

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C. Upon completion of the work, please notify Julie Hepp at 215.446.5768 to arrange for inspection. After inspection and acceptance of such work by the Government, an advanced faxed copy of the invoice must be sent to GSA at 215.209.0699 for review and approval. Upon approval by the Contracting Officer, the Lessor must submit the properly executed invoice directly to the GSA Finance Office electronically at:

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

- 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 (3PRSB)
20 North Eighth Street, 8th Floor
Philadelphia, PA 19107-3191
Attn: Julie Hepp

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 (PS0020354), Lease Contract Number, and SLA Number;
- Include a unique, vendor-supplied, invoice number (and invoice date);
- Indicate the exact payment amount requested with cost and description of work completed; 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).

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.

Initials: _____ & 
Lessor Government