

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES	SUPPLEMENTAL AGREEMENT No. 19	DATE 11/26/2013
	SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS - 03B - 09482
		PDN: PS0024634

ADDRESS OF PREMISE
 Metro West Facility
 6100 Wabash Avenue
 Baltimore, Maryland 21215-3757

THIS AGREEMENT, made and entered into this date by and between
 whose address is JBG/Baltimore SSA, L.L.C.
 4445 Willard Avenue, Suite 400
 Chevy Chase, Maryland, 20815-4641

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 establish the tenant improvement costs associated with
 Proposals T-074, T-076, T-077, T-078 R1, T-080 R1, T-081, and B-077.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is
 amended, effective November 1, 2013, as follows:

- A. The Government hereby awards Proposals T-074, T-076, T-077, T-078 R1, T-080 R1, T-081, and B-077 to the Lessor and shall provide compensation to Lessor in the amount of \$85,994.85 as identified in Exhibits A and B. All proposals in Exhibit A are to be funded via advance payments out of RWA funds. The proposal (T-076) in Exhibit B is to be funded via advance payments out of the Construction Contingency. The remaining construction contingency will be \$837,589.20 (including the Lessor's fee). There will be no change to the SLA # 8 schedule as a result of these approved proposals.
- B. In response to INF-182, Section 6.10 (Solicitation for Offers) of the Lease is hereby amended by including the following:
 "B. TENANT IMPROVEMENT
 5. In accordance with INF-182, no acoustical rating is required for the Safe Room (0528)."

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: JBG/Baltimore SSA, L.L.C. a Delaware limited liability company
By: JBG/Company Manager IV, L.L.C., its Managing member

BY [Redacted] Authorized Signatory
 (Title)

IN THE PRESENCE OF [Redacted] 4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815
 (Address)

UN [Redacted] Contracting Officer
 (Official Title)

C. All lump sum payments will be made to the account associated with the following DUNS +4: [REDACTED]

D. Invoicing for advance payment:

The Lessor will be required to submit monthly invoices showing a schedule of values for work as completed (or some segregable portion or percentage thereof). The Lessor will only receive payment for work that accurately represents the value submitted and has been inspected and accepted by the Government. Invoices can be submitted for the material cost of equipment either delivered to the site or stored off-site, provided such materials are stored in a bonded warehouse. Advance payments by the Government for aforementioned allocation of the Tenant Improvements shall not relieve the Lessor's obligation to deliver the space in accordance with section 1.12 of the Solicitation for Offers, as attached to the Lease. Upon completion of the work (or some segregable portion or percentage thereof), the Lessor shall notify the contracting officer to arrange for an inspection at least 10 days prior to submitting an invoice. After inspection and acceptance of the work by the Government, a properly executed invoice shall be submitted 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
20 North Eighth Street, 8th Floor
Philadelphia, PA 19107-3191
Attn: Jessica Herring

For an invoice to be considered proper, it must include the following:


- ◆ A detailed schedule of values identifying the work completed.
- ◆ Be received after the execution of this SLA,
- ◆ Reference the Pegasys Document Number (PDN) specified on this form,
- ◆ Include a unique, vendor-supplied, invoice number,
- ◆ Indicate the exact payment amount requested, 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 the System for Award Management (SAM) for the DUNS+4 associated with the Special Account referenced above.

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.



Lessor

&



Gov't