

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
LEASE AMENDMENT	TO LEASE NO. GS-03B-12024
ADDRESS OF PREMISES 2 Hopkins Plaza Baltimore, MD 21201-2930	PDN Number: PS0024856

THIS AGREEMENT, made and entered into this date by and between

MBC Realty LLC

whose address is: Two Hopkins Plaza
Baltimore, MD 21201-2930

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 the Notice to Proceed for Tenant Improvements,

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 24, 2012 as follows:

- A. This Lease Amendment (LA) formally and officially issues Notice to Proceed in the amount of \$331,099.66 for the Department of Labor's Tenant Improvements in accordance with the Lease, the Design Intent Drawings, the Construction Drawings, and the Lessor's proposal which was sent to the Government via email on October 18, 2012. The proposal is hereby incorporated into the Lease by reference.

The total Tenant improvement amount represents the following: (1) Tenant Improvement of \$331,099.66, to be paid as follows: \$324,126.29 amortized in the rent at an interest rate of 0% over ten (10) years and the balance of \$6,974.37 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.

The Lessor hereby waives restoration as a result of all improvements.

Upon substantial completion, the broker commission credit and tenant improvement amortization shall be more particularly set forth via Lease Amendment.

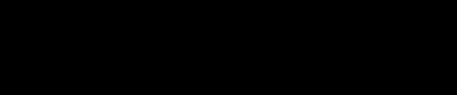
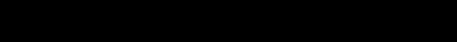
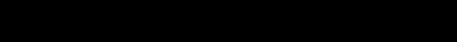

This Lease Amendment contains 2 pages.

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

FOR THE GOV

Signature: 
Name: KEVIN M. JOSEPH
Title: ASSISTANT VICE PRESIDENT
Entity Name: 
Date: 1-22-12

Signature: 
Name: 
Title: 
GSA: Public Bu
Date: 

WIT

Signature: 
Name: 
Title: 
Date: 

Upon completion of the work, the Lessor shall notify the contracting officer to arrange for an inspection. 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 (3PRSB)
20 North Eighth Street, 8th Floor
Philadelphia, PA 19107-3191
Attn: Jessica Herring

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 (PS0024856),
- ◆ 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 Central Contractor Registration (CCR) for the DUNS included 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.

INITIALS  LESSOR &  GOVT