

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 1-12-11
	TO LEASE NO. GS-03B-09455	
ADDRESS OF PREMISE Cranberry Corporate Center 230 Executive Drive (Building 230) Cranberry Township, PA 16066-6415	PEGASYS DOCUMENT NUMBER (PDN) PS0019337	

THIS AGREEMENT, made and entered into this date by and between CRANBERRY CORPORATE CENTER, LLC whose address is 5812 DARLINGTON RD PITTSBURGH, PA 15217-1614

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 Notice to Proceed with construction of Tenant Improvements

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

- A. This Supplemental Lease Agreement (SLA) formally and officially issues Notice to Proceed in the amount of \$408,010.61 for the [redacted] Tenant Improvements in accordance with the lessor's proposal dated October 15, 2010. The proposal is hereby incorporated into the lease by reference.
- B. The Lessor shall furnish all labor, materials, tools, equipment, services, and associated work to complete the attached scope of work/price proposal for initial build-out of [redacted] space.
- C. The total Tenant Improvements amount represents the following: (1) Tenant Improvements of \$408,010.61, to be paid as follows, \$329,228.90 amortized in the rent at an interest rate of 8% over the firm term of five (5) years; and, (2) the balance of \$78,781.71 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. Any changes to Tenant Improvements pricing and all change orders must be approved in writing by the Contracting Officer.
- D. Upon completion of the work, please notify Cathleen Ryer at 215.446.4587 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 215.209.0535 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:

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: CRANBERRY CORPORATE CENTER, LLC

BY [redacted signature]

Andrew N Stewart
Andrew N. Stewart, President

IN THE PRESENCE OF

[redacted signature]

5812 Darlington Rd. Pittsburgh, PA 15217
(Address)

UNITED STATES OF AMERICA

BY [redacted signature]

Contracting Officer
(Official Title)

Initials: [Signature] & [Signature]
Lessor Government

**SUPPLEMENTAL LEASE AGREEMENT
NO. 1**

TO LEASE NO. GS-03B-09455

<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: Cathleen Ryer

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 (PS0019337), 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