

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-03P-LPA12104
<b>LEASE AMENDMENT</b>	
ADDRESS OF PREMISES <b>Yorktowne Medical Center 2350 Freedom Way York, PA 17402-8265</b>	PDN Number: PS0029916

**THIS AMENDMENT** is made and entered into between **Pwrball, LP, Chad Finkenbiner**

whose address is: **2350 Freedom Way, Suite 251, York, PA 17402-8265**

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 tenant improvement allowance in the amount of \$460,648.52**

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective **September 18, 2014** as follows:

1. The parties agree that the Government issued Notice To Proceed for construction of the tenant improvements via letter dated September 18, 2014 (copy attached) in the amount of \$645,365.00. The tenant improvement allowance outlined in Lease paragraphs 1.03.A is \$184,716.48. The Government hereby orders the balance of \$460,648.52 to be paid as a one-time lump sum payment as outlined in Paragraph 2 below of this Lease Amendment.
2. 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 original executed invoice shall be forwarded to:

General Services Administration  
Greater Southwest Region (7BC)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

This Lease Amendment contains **five (5)** pages.

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

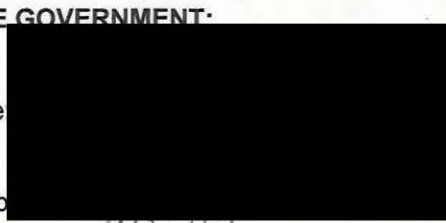
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**



Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Managing Partner  
Entity Name: PWRBall, LP  
Date: 9/19/14

**FOR THE GOVERNMENT:**



Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
GSA, Pub \_\_\_\_\_  
Date: 9/23/14

**WITNESSED FOR THE LESSOR BY:**



Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: 9-19-14

A copy of the invoice must also be mailed to:

GSA Public Buildings Service  
Real Estate Acquisition Division (3PRND)  
20 North 8<sup>th</sup> Street  
Philadelphia, PA 19107-3101  
Attn: JoAnn Stewart

For an invoice to be considered proper, it must:

1. be received after the execution of this Lease Amendment
2. reference the Pegasys Document Number (PDN), specified on this form (PDN PS0029916)
3. include a unique, vendor supplied invoice number
4. indicate the exact payment amount requested
5. specify the payee's name and address, and
6. include the Lease Contract Number, building address and a description, price and quantity of the items delivered. If the invoice is not submitted on company letterhead, the person(s) with whom the Lease Contract is made must sign it.

Payment is the amount of \$460,648.52 will be due within thirty (30) days after GSA's designated billing officer receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

LESSOR

GOVT