

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES  SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 7 Page 1 of 2 TO LEASE NO. <b>GS-03B-09387</b>	DATE 6/18/10																					
ADDRESS OF PREMISE 1430 Kristina Way Chesapeake, VA 23320-8916	Pegasys Document Number (PDN) <b>PS0017330</b>																						
THIS AGREEMENT, made and entered into this date by and between Crossways Associates, LLC																							
whose address is 7600 Wisconsin Avenue 11 <sup>th</sup> Floor Bethesda, MD 20814-3661																							
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 for Change Order # 25																							
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>upon execution by the Government</u> , as follows:																							
This Supplemental Lease Agreement (SLA) formally and officially issues Notice to Proceed in the amount of [REDACTED] for Change Order # 25. SLA 1 issued NTP for the initial Tenant Improvement amount of \$693,148.36. SLA 2 issued NTP for Change Orders # 1-9 in the amount of \$65,668.80. SLA 3 issued NTP for Change Orders # 10-16 in the amount of \$24,723.60. SLA 4 issued NTP for Change Orders # 17-22 in the amount of \$21,834.23. SLA 5 issued NTP for Change Orders # 23-24 in the amount of \$44,589.79.																							
The total Tenant Improvement cost is \$850,868.98.																							
The Lessor shall provide, install and maintain the total Tenant Improvement amount representing the following: Tenant Improvement of [REDACTED], to be paid as follows, (1) \$743,589.86, comprised of the Initial Tenant Improvement amount of \$693,148.36 issued via SLA 1, as well as Change Orders #1-8 issued via SLA 2 in the amount of \$50,441.50, amortized in the rent at an interest rate of 8% over five years, (2) Change Order # 9 in the amount [REDACTED] to be paid via a one-time lump sum payment, (3) Change Orders #10-16 in the amount of \$24,723.60 to be paid via a one-time lump sum payment, (4) Change Orders #17-22 in the amount of \$21,834.23 to be paid via a one-time lump sum payment, (5) Change Orders #23-24 in the amount of \$44,589.79 to be paid via a one-time lump sum payment, (6) Change Order #25 in the amount of [REDACTED] 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.																							
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Initial Tenant Improvement – NTP issued on 10/15/09</td> <td style="width: 10%; text-align: center;">\$</td> <td style="width: 30%; text-align: right;">693,148.36</td> </tr> <tr> <td>Change Orders 1 - 9 via SLA 2</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">65,668.80</td> </tr> <tr> <td>Change Orders 10 – 16 via SLA 3</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">24,723.60</td> </tr> <tr> <td>Change Orders 17 – 22 via SLA 4</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">21,834.23</td> </tr> <tr> <td>Change Order 23 – 24 via SLA 5</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">44,589.79</td> </tr> <tr> <td>Change Order 25 – Furnish/Install VCT in File Room</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">[REDACTED]</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>TOTAL TENANT IMPROVEMENTS:</b></td> <td style="text-align: right;">[REDACTED]</td> </tr> </table>			Initial Tenant Improvement – NTP issued on 10/15/09	\$	693,148.36	Change Orders 1 - 9 via SLA 2	\$	65,668.80	Change Orders 10 – 16 via SLA 3	\$	24,723.60	Change Orders 17 – 22 via SLA 4	\$	21,834.23	Change Order 23 – 24 via SLA 5	\$	44,589.79	Change Order 25 – Furnish/Install VCT in File Room	\$	[REDACTED]	<b>TOTAL TENANT IMPROVEMENTS:</b>		[REDACTED]
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Change Order 25 – Furnish/Install VCT in File Room	\$	[REDACTED]																					
<b>TOTAL TENANT IMPROVEMENTS:</b>		[REDACTED]																					
[REDACTED] ce and effect. [REDACTED] as of the above date.																							
<div style="text-align: right;"> <b>Timothy M. Zulick</b>  Senior VP, Leasing </div>																							
<div style="text-align: right;"> (Title)  <b>First Potomac Realty Trust</b>  7600 Wisconsin Ave., 11th Floor  Bethesda, MD 20814  (Address) </div>																							
[REDACTED] nistration, PBS  <div style="text-align: right;"> Contracting Officer  (Official Title) </div>																							

**SUPPLEMENTAL LEASE AGREEMENT  
No. 7**

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**TO LEASE NO.  
GS-03B-09387**

After inspection and acceptance of work by the Government, a properly executed original invoice in the amount of [REDACTED] shall be forwarded to:

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

A copy of the invoice must also be mailed to:

GSA, Public Buildings Service  
South Branch, Richmond Section (3PRSR)  
Attn: Doug Dooling, Contracting Officer  
20 North 8<sup>th</sup> Street, 9<sup>th</sup> Floor  
Philadelphia, PA 19107-3191

For an invoice to be considered proper, it must:

1. Be received after the execution of this SLA
2. Reference the Pegasys Document Number (PDN) specified on this form
3. Include a unique, vendor-supplied, invoice number
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address.

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

Initials: TMZ & DD  
Lessor Gov't