

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES	SUPPLEMENTAL AGREEMENT No. 1	DATE <i>May 16, 2011</i>
	SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS - 03B - 09614
		PEGASYS DOCUMENT NUMBER (PDN) PS0019786

ADDRESS OF PREMISE **First Campbell Square
210 First Ave S.W.
Roanoke, Virginia 24011-1605**

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

whose address is **First Campbell Square, LLC
210 First Street SW, Suite 220
Roanoke, Virginia 24011-1605**

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease **establish the tenant improvement amount, provide for a lump-sum payment for Tenant Improvements that exceed the Tenant Improvement Allowance and to establish the costs for Change Orders 1 & 2 for the [REDACTED]**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **March 4, 2011**, as follows:

- A. The Government shall pay the Lessor a one-time lump payment in an amount of \$128,150.00. The break-down of this payment is outlined in Exhibit A.
- B. In accordance with Lease Paragraph 3.3 entitled "Tenant Improvement Rental Adjustment," the Government elects to pay, lump-sum, the additional Tenant Improvement cost of \$128,150.00, including Change Orders 1 and 2 (over the Tenant Improvement Allowance of \$51,800.00 to be amortized at 6%) for a total of \$179,950.00.
- C. The Government shall pay the Lessor a one-time lump payment in an amount of \$3,600.00. The break-down of this payment is as follows:

**\$1,150.00 for TI costs associated with demolition and construction the LAN room wall
\$2,450.00 for the purchase and installation of an Aiphone**

This SLA contains 3 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: **First Campbell Square, LLC**

BY [REDACTED]
(Signature)

Manag. Member
(Title)

IN THE PRESEN [REDACTED]
(Address)

UNITED STATES OF AMERICA GSA, Public Building Services, Philatlantic Realty Services

BY [REDACTED]
(Signature)

Contracting Officer
(Official Title)

D. 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 original invoice shall be forwarded to:

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

A copy of the invoice must also be mailed to the Contracting Officer at:

GSA, Public Buildings Service
Allegheny Realty Services Center
20 North Eighth Street, 8th Floor
Philadelphia, PA 19107-3191
Attn: Laurie Ney

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. The payee's name and address must EXACTLY match the lessor's name and address listed 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.