

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2	DATE May 19, 2011
	TO LEASE NO. GS - 03B - 09614	PEGASYS DOCUMENT NUMBER (PDN)

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 to **establish the lease commencement date and annual rent**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **March 17, 2011**, as follows:

- A. The heading of this lease is amended by deleting the existing text and substituting in lieu thereof the following:
"THIS AGREEMENT, made and entered into this date by and between
First Campbell Square LLC
210 First Street SW, Suite 320
Roanoke, Virginia 24011-1605"
- B. Paragraph 2, of Standard Form 2, of the Lease is hereby deleted in its entirety and replaced with the following:
"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on **March 17, 2011** through **March 16, 2021**, subject to termination and renewal rights as may be hereinafter set forth.
- C. Paragraph 3, of Standard Form 2, of the Lease is hereby deleted in its entirety and replaced with the following:
"3. The Government shall pay the Lessor annual rent of **\$34,979.43** for year's 1 - 10 at the rate of **\$2,914.95** per month in arrears. Rent for a lesser period shall be prorated.

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

BY _____ (Title)
IN THE PRESENCE OF _____ (Address)

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

B _____ **Contracting Officer**
(Official Title)

Rent checks shall be made payable to:

First Campbell Square LLC
210 First Street SW, Suite 320
Roanoke, VA 24011-1605

Rent for Years 1 - 10

Annual Building Shell Rent:	\$ 19,080.80
Annual Amortized Tenant Improvement Allowance:	\$ 6,901.03
Annual Operating Expense Base Rent: escalations per Paragraph 3.4 of the Lease)	\$ 8,997.60 (plus accrued CPI Operating Cost

The Government agrees to the total Tenant Improvement build-out costs of \$179,950.00. The Government's total Tenant Improvement Allowance is \$51,800.00. In accordance with the Lease, the Government elects to pay lump-sum for the Tenant Improvements in excess of the Tenant Improvement Allowance or \$128,150.00. The Tenant Improvement costs of \$51,800.00 shall be amortized at an interest rate of 6% over the ten (10) year lease term.

All rights, responsibilities, and obligations that bind the Lessor and Government under this lease agreement, including the General Clauses, and any other attachments hereto, shall pertain to the entire space under lease, including free space.

Lessor JRS & Government SM