

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES	SUPPLEMENTAL AGREEMENT No. 1 Page 1 of 3	DATE 3-14-12
SUPPLEMENTAL LEASE AGREEMENT		TO LEASE NO. GS-03B-11337
ADDRESS OF PREMISE North Stafford Center for Business and Technology 50 Tech Parkway Stafford, Virginia 22556-1818		
<p>THIS AGREEMENT, made and entered into this date by and between</p> <p style="text-align: center;">StreamCo, LLC as an agent for Tenant in Common Owners of North Stafford Center</p> <p>whose address is 7130 Glen Forest Drive, Suite 110 Richmond, Virginia 23228-3754</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to revise the total amount of Tenant Improvement (TI) allowance to be amortized in the rent and establish the lease term and annual rental payments.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>March 6, 2012</u>, as follows:</p> <p>A. Paragraph 1 of the Standard Form 2 of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:</p> <p>"1. The Lessor hereby leases to the Government the following described premises:</p> <p>4,231 Rentable Square Feet yielding 3,679 ANSIBOMA Office Area square feet and related space located on the First Floor, at the North Stafford Center for Business and Technology, 50 Tech Parkway, Stafford, Virginia 22556-1818, together with 10 reserved surface parking spaces, to be used for such purposes as determined by the General Services Administration."</p> <p>B. Paragraph 2 of the Standard Form 2 of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:</p> <p>"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on March 6, 2012 through March 5, 2022, subject to termination and renewal rights as may be hereinafter set forth."</p> <p>C. Paragraph 3 of the Standard Form 2 of the Lease is hereby deleted in its entirety and the following is inserted in lieu thereof:</p> <p>"3. For the period beginning March 6, 2012 through March 5, 2017, the Government shall pay the Lessor annual rent of \$96,543.55, at a rate of \$8,045.30 per month in arrears. For the period beginning March 6, 2017 through March 5, 2022, the Government shall pay the Lessor annual rent of \$95,238.92, at a rate of \$7,936.57 per month in arrears. Rental rates are subject to annual operating rate adjustments in accordance with Paragraph 4.3 of the Solicitations For Offers (SFO) entitled "OPERATING COSTS (SEP 2009)." Rent for a lesser period shall be prorated. Rent checks shall be made payable to: StreamCo, LLC, 7130 Glen Forest Drive, Suite 110, Richmond, Virginia 23228-3754."</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p>		
IN WITNESS WHEREOF, the	parties subscribed their names as of the above date.	
LESSOR	Agent for Tenant in Common Owners of North Stafford Center	
BY	<u>ASSET MANAGER</u> (Title)	
(Signature)	<u>7130 Glen Forest Dr, Suite 110</u> (Address) <u>Richmond, VA 23228</u>	
UNITED STATES OF AMERICA	Richmond, South Branch <u>Contracting Officer</u> (Official Title)	

TO LEASE NO. **GS-03B-11337**

D. Paragraph 12 of the Rider to the Lease is hereby deleted in its entirety and the following is inserted in lieu thereof:

"12. Rental shall be paid in accordance with clause 23 of the General Clauses, GSA Form 3517B, entitled "Prompt Payment (SEP 1999)." The rent breakdown for the term beginning March 6, 2012 through March 5, 2017 is as follows:

Shell Rent:	<u>\$ 42,358.99</u>
Amortized annual cost for Tenant Alteration Allowance:	<u>\$ 29,477.62</u>
Annual Cost of Services*	<u>\$ 24,709.04</u>
Gross Annual Rental	<u>\$ 96,543.65</u>

The rent breakdown for the term beginning March 6, 2017 through March 5, 2022 is as follows:

Shell Rent:	<u>\$ 70,629.78</u>
Annual Cost of Services*	<u>\$ 24,709.04</u>
Gross Annual Rental	<u>\$ 95,238.82</u>

*Annual Cost of Services is adjusted each year in accordance with Paragraph 4.3 of the Solicitation For Offers (SFO) entitled 'OPERATING COSTS (SEP 2009).'

In accordance with the lease negotiations, the lessor has offered free rent to the Government in the amount of \$11,653.25. Therefore, the Government shall receive a rent credit in the amount of \$5,826.63 for the first month of the lease. The Government shall receive a rent credit in the amount of \$5,826.62 for the second month of the lease.

The parties agree that the actual amount of Tenant Improvements being amortized into the rental payments is \$147,387.61. This amount shall be amortized at a 0% interest rate for five (5) years of the lease firm term. The cost of the construction and installation of improvements to the leased premises above the base building shall include but is not limited to, the following: the cost of all alterations outlined in the construction drawings; the preparation of the construction drawings; and construction administration. The initial Tenant Improvements will be fully paid after March 5, 2017 and will be eliminated from the Gross Annual Rental Rate for the remainder of the initial lease term.

INITIALS:

LESSOR

W/S

U.S. GOVERNMENT

AE

TO LEASE NO. **GS-03B-11337**

The \$147,387.61 tenant improvement cost breakdown is as follows:

	Tenant Work
Hard Costs	
GENERAL CONDITIONS	
CABINETS	
DOORS/FRAMES/HARDWARE	
DRYWALL/METAL STUDS	
FLOOR COVERING & BASE	
PAINT & WALLCOVERING	
WINDOW COVERINGS	
SECURITY SYSTEM	
FIRE PROTECTION	
Plumbing	
HVAC	
ELECTRICAL	
OVERHEAD & PROFIT (or lump sum)	
TOTALS BASE BIDS:	
Soft Costs	
Specs Planning/Permit Drawings	
FedEx Overnight Charges	
Acoustical Testing	
Project Management Fee	
Total Soft Costs	
Change Orders	
Change Order #1 - Upgrade Locks to Medeco Cores	
Total Change Orders	
Final Project Cost	\$147,387.61

INITIALS:

LESSOR

U.S. GOVERNMENT