

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1 TO LEASE NO. GS-03B-12034	DATE MAY 29 2012														
ADDRESS OF PREMISE 105 Tech Parkway Building 5 Stafford, VA 22556-8618	PDN # PS0023549															
Page 1 of 3																
<p>THIS AGREEMENT, made and entered into this date by and between</p> <p style="text-align:center;">Route 610 Investments Building 5, LLC</p> <p>whose address is 400 Charles Street Fredericksburg, VA 22401-6089</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 issue Notice to Proceed and establish the costs for Tenant Improvement Work.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, Effective <u>May 17, 2012</u>, as follows:</p> <p>A. This Supplemental Lease Agreement (SLA) formally and officially issues Notice to Proceed for the alterations to 26,210 ANSI/BOMA square feet of office and related space for the [REDACTED] on the 1st and 2nd floors at 105 Tech Parkway, Building 5, Stafford, VA under GSA Lease Contract No. GS-03B-12034.</p> <p>B. The total amount for the work is \$980,966.18. The cost breakdown is as follows:</p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td></td> <td style="text-align:right;"><u>Fee</u></td> </tr> <tr> <td>Total Subcontractor Bids</td> <td style="text-align:right;">\$795,710.00</td> </tr> <tr> <td>General Conditions (5%)</td> <td style="text-align:right;">\$ 39,785.50</td> </tr> <tr> <td>General Contractor Fee (5%)</td> <td style="text-align:right;">\$ 39,785.50</td> </tr> <tr> <td>Architectural/ Engineering Fee</td> <td style="text-align:right;">\$ 58,972.50</td> </tr> <tr> <td>Lessor's PM Fee (5%)</td> <td style="text-align:right;"><u>\$ 46,712.68</u></td> </tr> <tr> <td>Total Cost</td> <td style="text-align:right;"><u>\$980,966.18</u></td> </tr> </table> <p>C. The Lessor shall furnish all labor, materials, tools, equipment, services, and associated work to perform alterations in accordance with the standards set forth in the lease, the Government-approved design intent drawings, the 100% Construction Drawings dated 4/12/2012, and the subsequent Addendum 1 dated 4/27/2012.</p> <p>D. This SLA includes the following document attached hereto and incorporated into the Lease Contract:</p> <p style="margin-left: 40px;">1. TICS Table provided by WACK General Contractor, dated May 8, 2012.</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>				<u>Fee</u>	Total Subcontractor Bids	\$795,710.00	General Conditions (5%)	\$ 39,785.50	General Contractor Fee (5%)	\$ 39,785.50	Architectural/ Engineering Fee	\$ 58,972.50	Lessor's PM Fee (5%)	<u>\$ 46,712.68</u>	Total Cost	<u>\$980,966.18</u>
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LESSOR: ROUTE 610 INVESTMENTS BUILDING 5, LLC																
B [REDACTED]	400 CHARLES ST., FREDERICKSBURG, VA 22401 (Address)															
IN [REDACTED]	400 Charles St. Fredericksburg, VA 22401 (Address)															
UNITED STATES OF AMERICA - General Services Administration, Public Buildings Service																
BY [REDACTED]	Contracting Officer (Official Title)															

E. Upon final execution of this SLA, the Lessor shall develop a Construction Schedule. The Construction Schedule shall be reviewed and approved by the Government. Progress Meetings shall be held as necessary.

F. All work shall be Substantially Completed by the Lessor no later than August 13, 2012. Final Completion of minor punch list items shall be within fourteen (14) calendar days of the date of Substantial Completion.

G. Upon Substantial Completion of the work, the Lessor shall notify Joe Beck, Contracting Officer, at (215) 446-4536 to arrange for inspection. Said inspection and acceptance of such work by the Government shall occur within seven (7) calendar days of Lessor's notification. Following the same, rent shall commence on the date of acceptance of Substantial Completion by the Government.

H. After inspection and acceptance of such work by the Government, an advanced faxed copy of the invoice must be sent to GSA at (215) 446-6193 for review and approval. Upon approval by the Contracting Officer, the Lessor must submit the properly executed invoice directly to the GSA Finance Office electronically at:

<http://www.finance.gsa.gov>

-OR-

a properly executed original invoice shall be forwarded to:

General Services Administration
 FTS and PBS Payment Division (7BCP)
 P.O. Box 17181
 Fort Worth, TX 76102-0181

A copy of the invoices must be provided to the Contracting Officer at the following address:

General Services Administration
 Attn: Joe Beck
 20 North 8th Street
 8th Floor, Philadelphia, PA 19107

For an invoice to be considered proper, it must:

- 1) be received after the execution of this SLA,
- 2) reference Pegasys Document Number (PDN) PS0023549,
- 3) include a unique, vendor-supplied, invoice number,
- 4) indicate the exact payment amount requested, and
- 5) specify the payee's name & address. Payee's name and address must EXACTLY match the Lessor's name & address listed above.

INITIALS:

LESSOR

TW

U.S. GOVERNMENT

JB