

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-03B-12086
<b>LEASE AMENDMENT</b>	
ADDRESS OF PREMISES 351 North Mason Street Harrisonburg, VA 22802-4128	

**THIS AMENDMENT** is made and entered into between **Colonnade Realty Partners Mixed Use, LLC**

whose address is: 1821 Avon Street, Suite 200  
Charlottesville, VA 22902-8721

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 the change order #1 and revise the total Tenant Improvement (TI) allowance to be amortized in the rent.**

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective April 23, 2014 as follows:

- A. This Lease Amendment (LA) formally and officially issues Notice to Proceed (NTP) in the amount of [REDACTED] for the below outlined change order.

Change Order #1 – Add one 3-way switch in the Supervisor’s Office (Room #112) and change the “D” fixture at door #24 in the Conference/Lounge (Room #123) to operate as a Night Light. **Total Cost - [REDACTED]**

- B. Amendment #1 dated March 12, 2014 issued a Notice to Proceed (NTP) for Tenant Improvements in the amount of [REDACTED]

Due to the Government-approved change order listed above, the summary of Tenant Improvements cost has been modified as shown below:

\$250,342.72, of which \$240,912.72 will be amortized over sixty (60) months at an interest rate of 6% and \$9,430.00 shall be paid to the Lessor via a onetime lump sum payment from the Government, upon acceptance of the space by the Government. Instructions on invoicing for this work was provided on Lease Amendment (LA) #1.

This Lease Amendment contains 1 page

All other terms and conditions of the lease shall remain in force and effect.

\_\_\_\_\_ signed their names as of the below date.

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
 Entity Name: GSA, Public Buildings Service  
 Date: 5/6/14

Title: \_\_\_\_\_  
 Entity Name: Colonnade Realty Partners Mixed Use LLC  
 Date: 4/21/14

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: EXEC ADMIN ASSISTANT  
 Date: 4/20/2014