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|---|---------------------------|
| <b>GENERAL SERVICES ADMINISTRATION<br/>PUBLIC BUILDINGS SERVICE</b><br><br><b>LEASE AMENDMENT</b> | LEASE AMENDMENT No. 4     |
|   | TO LEASE NO. GS-03B-12086 |
| <b>ADDRESS OF PREMISES</b><br>351 North Mason Street<br>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 change orders 9, 10, and 11 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 July 10, 2014 as follows:

- A. This Lease Amendment (LA) formally and officially issues Notice to Proceed (NTP) in the amount of \$943.45 for the below outlined change orders.

Change Order #9 – Extending ground to IT board in Server Room #120. **Total Cost =** [REDACTED]

Change Order #10 – 30 Amp Receptacle in Server Room #120. **Total Cost =** [REDACTED]

Change Order #11 – Cutting and installing Corner Beads. **Total Cost =** [REDACTED]

- B. Lease Amendment 1 dated March 12, 2014, in the amount of \$250,174.72 as modified by Lease Amendment 2, dated April 23, 2014, in the amount of 250,342.72, as modified by Lease Amendment 3, dated May 19, 2014, which issued Notice to Proceed (NTP) in the amount of 253,336.41.

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

This Lease Amendment contains 2 pages

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

names as of the below date.



Name: William N. Park  
 Title: Manager  
 Entity Name: Colonnade Realty Partners Mixed Use LLC  
 Date: 7/11/2014

FOR THE



Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: Lease Contracting Officer  
 Entity Name: GSA, Public Buildings Service  
 Date: 7/29/14

WITNESS



Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: [REDACTED]  
 Date: 7/11/2014

\$254,279.86, of which \$246,014.10 will be amortized over sixty (60) months at an interest rate of 6% and \$8,265.76 shall be paid to the Lessor via a onetime lump sum payment from the Government, upon acceptance of the space by the Government. Invoicing instructions were provided in Lease Amendment (LA) #3.

INITIALS:  &   
LESSOR & GOV'T