

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-LVA12121
ADDRESS OF PREMISES 11706 Jefferson Avenue Newport News, VA 23606-1905	PDN NO. PS0034785

THIS AMENDMENT is made and entered into between

Hodges, L.C, R.L.

whose address is: 45 Wendfield Cir
Newport News, VA 23601-1028

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 (NTP)

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 5, 2016 as follows:

- A. This Lease Amendment formally and officially issues Notice to Proceed (NTP) in the amount of \$506,245.69, for the construction of the tenant improvements in relation to 12,910 ABOA square feet (SF) of space, as identified on the final design intent drawings dated March 17, 2016. This notice to proceed is being issued in accordance with the Tenant Improvement Proposal dated January 7, 2016. The Lessor shall be required to complete the construction within 120 calendar days from the effective date of this NTP.
- B. The total construction cost for alterations is \$506,245.69. The Government is electing amortize \$418,594.70 in the rent over the 5 year firm term of the Lease at an annual interest rate of 3.25 percent. The remaining \$87,650.99 shall be paid via a one-time lump sum payment to the Lessor upon substantial completion of the space.

This Lease Amendment 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 below date.

FOR THE LESSOR:

Signature: 
Name: ROBERT L. HODGES
Title: PRESIDENT
Entity Name: HODGES B.C., R.L.
Date: 6/22/16

FOR THE GOVERNMENT:

Signature: 
Name: BRIAN TYC
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 6/27/16

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: _____

- C. Upon completion of the work, the Lessor shall notify the Lease Contracting Officer. After inspection and acceptance of the work by the Government, a properly executed original invoice for the lump-sum payment shall be forwarded to:

General Services Administration (GSA) Finance
Greater Southwest Region (7BC)
PO Box 17181
Fort Worth, Texas 76102-0181

A copy of the invoice must also be mailed to the Contracting Officer at:

GSA, Public Buildings Service
Real Estate Acquisition Division - North Branch
The Strawbridge Building - 8th Floor
20 North 8th Street
Philadelphia, PA 19107-3101
ATTN: Brian Tye

For an invoice to be considered proper, it must:

- 1.) be received after the execution of this Lease Amendment,
- 2.) reference the Pegasys Document Number (PDN) specified on this form (PS0034785)
- 3.) include a unique, vendor-supplied invoice number
- 4.) include the exact payment amount requested, and
- 5.) specify the payee's name and address. The payee's name and address must exactly match the lessor's name and address listed above.

INITIALS:

RLH
LESSOR

&

BT
GOVT