

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT 0.1
	TO LEASE NO. GS-03P-LVA12160
ADDRESS OF PREMISES RIVERS BEND EAST OFFICE & TECHNOLOGY CENTER 13203 NORTH ENON CHURCH ROAD CHESTER, VIRGINIA 23836-3122	PDN Number: PS0030013

**THIS AMENDMENT** is made and entered into between

whose address is: 13203 North Enon Church Road  
Chester, Virginia 23836-3122

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 tenant improvements and to provide invoicing instructions for the work to be paid lump sum.**

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 9/25/2014 as follows:

- A. Lease GS-03P-LVA12160, Page 1, First Paragraph is revised by deleting the existing text in its entirety and inserting in lieu thereof the following:

"This Lease is made and entered into between Rivers Bend East Office & Technology Center I, LLC, (Lessor), whose principal place of business is 13203 North Enon Church Road in Chester, Virginia, 23836-3122, and whose interest in the Property described herein is that of Fee Owner"

- B. This Lease Amendment serves as Notice to Proceed (NTP) for the [REDACTED] Tenant Improvements (TI) construction in the amount of \$1,903,387.77.

The Tenant Improvement cost is \$1,903,387.77, of which \$1,127,375.50 shall be amortized in the rent over sixty (60) months at an interest rate of four (4%), and \$776,012.27 shall be paid to the Lessor via a one-time lump sum payment, upon inspection and acceptance of the space by the Government. The Lessor shall furnish and provide all labor, materials, material handling, tools, equipment, equipment testing, services, and associated work to install, complete and maintain said work outlined in Lease GS-03P-LVA12160 and the Construction Drawings dated 9/2/2014.

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: [REDACTED]  
Name: [REDACTED]  
Title: Managing Partner  
Entity Name: Rivers Bend East office & Tech Center, LLC  
Date: 10/7/14

**FOR THE GOVERNMENT:**

Signature: [REDACTED]  
Name: [REDACTED]  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, READ  
Date: SEP 25 2014

**WITNESSED FOR THE LESSOR BY:**

Signature: [REDACTED]  
Name: [REDACTED]  
Title: Financial Manager  
Date: 10/7/14

Prior to construction commencement, the Government shall coordinate a design on-board meeting with Lessor to confirm the accuracy of all design elements shown on the Construction Drawings dated 9/2/2014. If necessary and as required, construction drawing(s) revisions and adjustments to tenant improvement pricing shall be made.

- C. The Lessor shall deliver the space ready for Government occupancy within 80 working calendar days from issuance of this notice to proceed.
- D. Upon completion of the work, the Lessor shall contact the Lease Contracting Officer for an inspection. After inspection and acceptance of the work by the Government, a properly executed original invoice in the amount of \$776,012.27 shall be forwarded to:

General Services Administration (GSA)  
 Greater Southwest Region (7BC)  
 P.O. Box 17181  
 Fort Worth, TX 76102-0181

A copy of the invoice must also be mailed to the Lease Contracting Officer (prior to sending to GSA Finance) at:

GSA, Public Buildings Service  
 Real Estate Acquisition Division  
 20 North 8<sup>th</sup> Street, 8<sup>th</sup> Floor  
 Philadelphia, PA 19107-3191  
 ATTN: Jean Starr Forcinito (3PRSR)

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
3. Include a unique, vendor-supplied, invoice number,
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address.

Payment will be due within thirty (30) calendar days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

INITIALS: RAW LESSOR & JSF GOVT