

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.
GS- 03B-20068

ADDRESS OF PREMISES 116 Lakeview Parkway
Suffolk, Virginia

THIS AGREEMENT, made and entered into this date by and between
SEABAT I, Limited Partnership
150 Boush Street, Suite 300
whose address is Norfolk, Virginia 23510

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 provide for additional misc. alterations.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said
Lease is amended, effective with full execution and acceptance, as follows:

MISC. STRUCTURAL ALTERATIONS

1. In Code 032 - Graphics: Furnish and install 1-1/2" standard drain with "P" trap at existing capped off DWV pipe. Furnish and install a hose bib on existing capped off cold water line. Cost [REDACTED]
2. Test Bay 32 & Rooms 1172 & 1175: Fabricate and install new lighter weight flip-up counter sections in each area. To replace existing cumbersome sections. Cost [REDACTED]
3. Facility Restrooms & Shower Rooms: Install full length mirrors (18 each) in each room. Install 2' long (5" x 24") wood laminate shelves (16 each) in each restroom. Cost [REDACTED]
4. Throughout Facility: Furnish and install door mounted door stops on 40 doors as indicated by the Agency Facility Manager, (AFM) Mr. Phil Mason. Cost [REDACTED]

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

the above date.

on Development Group, Inc., General Partner

President

(Title)

150 Boush Street, Suite 300
Norfolk, Virginia 23510

(Address)

IN PR

(Signature)

vice, Real Estate Division

Contracting Officer

(Official Title)

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5. Room 1064: Fabricate, paint and install steel angle supports for wall mounted equipment, per direction of the AFM. To include cutting of floor panels where required. Cost [REDACTED]

MISC. ELECTRICAL ALTERATIONS

6. Code 0751: Relocate light fixture as indicated by the AFM. Cost [REDACTED]

7. Room 2150: Replace existing 70 Amp circuit breaker with a 100 Amp breaker. Cost [REDACTED]

8. Code 03C: Install a duplex outlet and an IG computer outlet per direction of the AFM. Cost [REDACTED]

9. Code 2401: Install a duplex outlet per direction of the AFM. Cost [REDACTED]

10. Code 031: Install a weather-proof duplex outlet by the warehouse area and a door bell at the warehouse exterior doors per direction of the AFM. Cost [REDACTED]

11. Code 33414: Install 3-way light switches in Rooms 1176 and 1177 so that lights can be operated from either entrance. Cost [REDACTED]

12. Code 23, Test Bay 8: Rewire 2 each exhaust fans in the Test Bay so that they can be operated from the Test Bay. Cost [REDACTED]

13. Code 233: (A) Install 3 each dedicated 20 Amp circuits with duplex receptacles and 2 each duplex outlets.

(B) Furnish and install 2 each exit signs and 2 each emergency lights.

(C) Wire and install Government furnished rotating beacon to existing flashing light circuit.

(D) Install 3-way light switches in the small conference room. Para. 13 Total Cost [REDACTED]

All locations for Para. 13 will be identified by the AFM.

14. Code 231: Install 5 each dedicated 20 Amp circuits in areas designated by the AFM. Cost [REDACTED]

LIGHTING IN THE BIGMA LAB

15. Remove and install lighting fixtures in this Lab per sketch furnished to C. Jones, Lessor's Representative and the following specifications. Add circuits and switches as necessary. Cost [REDACTED]

Initials: IR
Lessor

[Signature]
Government

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- (A) Room 1085: Remove 2 each type D fixtures and install 6 each type C fixtures.
- (B) Room 1086: Remove 4 each type D fixtures and install 6 each type D fixtures.
- (C) Room 1084: Remove 10 each type D fixtures and install 18 type D fixtures.
- (D) Room 1087: Remove 2 each type D fixtures and install 3 each type D fixtures.
- (E) Room 1088: Remove 6 each type C fixtures and install 8 each type D fixtures.
- (F) Room 1089: Remove 6 each type D fixtures and install 8 each type D fixtures.
- (G) Room 1090: Remove 2 each type D fixtures and install 4 each type D fixtures.
- (H) Work above will require the purchase of 21 each type D light fixtures with electronic ballasts.
- (I) Rework light switching as indicated on the sketch. It is noted that dual level switching cannot be provided in Room 1085 due to existing ballast configuration(s).

WAREHOUSE FENCE AND ENTRY GATE

16. Furnish and install a 3.0 feet x 7.0 feet integral pedestrian steel entry door in the interior warehouse roll-up door. Door will be complete with hinges, lockset and small view window. Door will hinge to a structural steel sub-frame for personnel access. Sub-frame will hinge off of the rolling door guide to allow full width access to rolling door opening. To include a [REDACTED]

[REDACTED] Cost [REDACTED]

The total cost for the work stipulated above is \$19,998.50. Upon satisfactory completion and Government inspection and acceptance, the Lessor shall submit to the Contracting Officer an invoice that references this Lease Number and this Agreement Number.

No changes to this Agreement are authorized without the Approval of the Contracting Officer. Scheduling of work shall be coordinated with Mr. Phil Mason, Agency Facility Manager (686-7304) and any problems/questions relevant to performance shall be promptly brought to his attention. In the event this doesn't resolve the matter then the Lessor shall promptly contact the Contracting Officer.

This Agreement contains 3 pages.

Initials: _____

[REDACTED]

Government