

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES  SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 8	DATE 3/9/12
	TO LEASE NO. GS-03B-09395	
ADDRESS OF PREMISE 1000 Galliher Drive Fairmont, WV 26554-8826	PDN NO.	

THIS AGREEMENT, made and entered into this date by and between

Vertex Non-Profit Holdings, Inc

whose address is 1000 Technology Drive  
Suite 8800  
Fairmont, WV 26554-8824

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 establish the Lease square footage, effective date, and annual rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 5, 2012, as follows:

1. Paragraph 2 of Standard Form 2 of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on March 5, 2012 through March 4, 2027, subject to termination and renewal rights as may be hereinafter set forth."

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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 above date.

LESSOR: Vertex [Redacted] Inc.	
BY [Redacted]	PRESIDENT & CEO
IN THE [Redacted]	(Title)
[Redacted]	1000 TECHNOLOGY DRIVE, SUITE 8800
[Redacted]	FAIRMONT, WV 26554
[Redacted]	(Address)

UNITED STATES OF AMERICA, General Services Administration, Public Buildings Service	
BY [Redacted]	Contracting Officer
[Redacted]	(Official Title)

SUPPLEMENTAL AGREEMENT

No. 8

TO LEASE NO.

GS-03B-09395

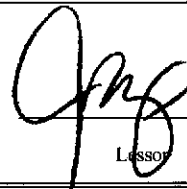
2. Paragraph 3 of Standard Form 2 of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

"3. The Government shall pay the Lessor the annual rent of \$1,007,691.52 at the rate of \$83,974.29 per month in areas for years 1 through 10 (Annual shell rent = \$485,925.00; Annual operating costs = \$391,305.00; Annual Tenant Improvement rent = \$130,461.52). For the remaining years 11 through 15, the Government shall pay the Lessor annual rent of \$877,230.00 at the rate of \$73,102.50 per month in arrears (Annual shell rent = \$485,925.00; Annual operating costs = \$391,305.00). Rent for a lesser period shall be prorated. Rent checks shall be made payable to: Vertex Non-Profit Holdings, Inc., 1000 Technology Drive, Suite 8800, Fairmont, WV 26554-8824."

3. The total cost for Tenant Improvements is \$4,031,044.00. The amount of \$979,260 shall be amortized into the rent over ten (10) years at an interest rate of 6%. The remaining amount of \$3,051,784.00 shall be paid with a lump sum payment as per SLA Numbers 2, 3, 4, 5, 6, and 7.

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Initials:



Lessor

&

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Government