

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
LEASE AMENDMENT	TO LEASE NO. GS-03P-LWV12204
ADDRESS OF PREMISES 233 Lowe Drive Shepherdstown, WV 25443-9602	PDN Number: n/a

THIS AMENDMENT is made and entered into between

FEDERAL GROUP INC

whose address is: 233 Lowe Drive
Shepherdstown, WV 25443-9602

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 Tenant Improvement change orders associated with the above referenced Lease and Lease Amendment (LA) #1 for Phase 1 design services associated with VA's new schematic furniture plan.

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 September 19, 2016 as follows:


- A. This Lease Amendment (LA) formally and officially issues Notice to Proceed in the amount of \$7,250.00 for the above referenced work to modify VA's existing layout in accordance with the lessor's proposal dated 9/19/16. The proposal is hereby incorporated into the lease by reference.
- B. Following the Notice to Proceed amount of \$7,250.00 the Government carries a remaining balance of \$392,302.68, which is available for change orders, which consists of \$48,577.68 for TI and \$343,725.00 for BSAC.
- C. The total expended TI and BSAC amount of \$587,347.32 will be amortized into the rent at 4.5% over 5 years per the lease. Paragraph 1.03 "Rent and Other Consideration" Section A will be amended via a separate Lease Amendment to reflect the final Tenant Improvement expenditure, including any change orders, at the completion of the project.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

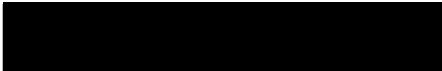
FOR THE LESSOR:

Signature: 
 Name: Kevin R. Kowb, Jr.
 Title: President
 Entity Name: Federal Group, Inc.
 Date: Sept 27, 2016

FOR THE GOVERNMENT:

Signature: 
 Name: Jessica Herring
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 10/11/2016

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Danielle Lyons
 Title: Executive Assistant
 Date: 9/27/16