

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1 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:

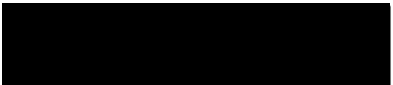
WHEREAS, the parties hereto desire to amend the above Lease to **issue Notice to Proceed for Tenant Improvements and BSAC**.

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 **August 25, 2016** as follows:

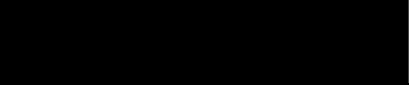
- A. This Lease Amendment (LA) formally and officially issues Notice to Proceed in the amount of **\$580,097.32** for the Tenant Improvements (\$573,947.32) and BSAC (\$6,150.00) in accordance with the lessor's proposal dated 8/12/16 and modified via email on 8/25/16. The proposal is hereby incorporated into the lease by reference.
- B. The Tenant Improvement allowance within the lease is \$629,775.00 and the BSAC allowance within the lease is \$349,875.00 for a combined total of \$979,650.00 available funding. Following the Notice to Proceed amount of **\$580,097.32** the Government carries a remaining balance of \$399,552.68, which is available for change orders, which consists of \$55,827.68 for TI and \$343,725.00 for BSAC.
- C. The total expended TI and BSAC amount of **\$580,097.32** 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.

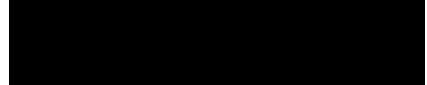
FOR THE LESSOR:

Signature: 
Name: Kevin P. F. Lowe, Jr.
Title: President
Entity Name: Federal Group, Inc.
Date: 8/26/16

FOR THE GOVERNMENT:

Signature: 
Name: Jessica Herring
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 8/31/2016

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Danielle Lyons
Title: Executive Assistant
Date: 8/26/16