

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. GS-03P-LWW12134
PEGASYS DOCUMENT NO. N/A

ADDRESS OF PREMISES Mountaineer Motor Building
694 Beverly Pike
Elkins, West Virginia 26241-9998

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

whose address is: Orion Development, RA VIII, Inc.
4125 Freedom Way
Weirton, West Virginia 26062-5209

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 remove the entire Tenant Improvements Rent and related elements, stated under Section 1.03 of the Lease and re-state the annual rental components.

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 15, 2014 as follows:

A. Paragraph A, under Section 1.03 *Rent and Other Consideration (Aug 2011)* of the Lease is hereby amended by deleting the existing text in its entirety and substituting in lieu thereof with the following:

"A. The Government shall pay the Lessor annual rent, payable monthly installments in arrears, at the following rates:

	FIRM TERM		NON FIRM TERM	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	\$53,643.72	\$10.04/RSF	\$53,643.72	\$10.04/RSF
TENANT IMPROVEMENTS RENT ¹	\$0.00	\$0.00/RSF	\$0.00	\$0.00/RSF
OPERATING COSTS	\$23,081.76	\$4.32/RSF	\$23,081.76	\$4.32/RSF
BUILDING SPECIFIC SECURITY ²	\$480.87	\$0.09/RSF ³	\$0.00	\$0.00/RSF
TOTAL ANNUAL RENT	\$77,206.35	\$14.45/RSF	\$76,725.48	\$14.36/RSF

¹The Tenant Improvements Allowance is amortized at a rate of N/A percent per annum over N/A years.

²Building Specific Security Costs are amortized at a rate of 6.5 % (percent) per annum over Five (5) years.

³Rates may be rounded."

This Lease Amendment contains one (1) page.

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

Signature:

Name:

Title:

Entity Name:

Date:

[Redacted Signature]

FRANKLIN V. NEELY

VICE PRES.

ORION DEVELOPMENT RA VIII, INC.

9-2-14

FOR

Signature:

Name:

Title: Lease Contracting Officer

GSA, Public Buildings Service, South Branch

Date:

[Redacted Signature]

[Redacted Name]

Title: Lease Contracting Officer

GSA, Public Buildings Service, South Branch

2 September 2014

WITN

Signature:

Name:

Title:

Date:

[Redacted Signature]

9-2-14