

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 2

TO LEASE NO. GS-03P-LWV12134
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 establish the lease effective date, commencement of annual rent and terminate Lease #GS-03B-90490.

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 January 1, 2015 as follows:

A. Lease paragraph titled *Lease Term* on page 1 of the Lease is hereby amended by deleting the existing text in its entirety and substituting in lieu thereof with the following:

"TO HAVE AND TO HOLD the said premises with their appurtenances for the term of ten (10) years, five (5) year firm beginning on January 1, 2015 through December 31, 2024, subject to termination and renewal rights as may be hereinafter set forth."

B. The Government shall pay the Lessor annual rent of \$77,206.35, at the rate of \$6,433.86 per month in arrears (calculated as: annual shell rent of \$53,643.72 plus annual operating costs rent of \$23,081.76 plus annual Building Specific Security amortized rent of \$480.87), subject to future adjustments as set forth in the lease. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: Orion Development RA VIII, Inc., 4125 Freedom Way, Weirton, West Virginia 26062-5209

C. Lease #GS-03B-90490 will terminate effective December 31, 2014 with no further rent due

This Lease Amendment (LA) 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]

V.P.
Orion Development RA VIII, Inc
11-14-14

FOR THE

Signature:

Name:

Title: Lease Contracting Officer

GSA, Public Buildings Service, South Branch

Date:

[Redacted Signature]

20 November 2014

WITNESSED FOR THE LESSOR BY:

Signature:

Name:

Title:

Date:

[Redacted Signature]

Office Mgr.
11-14-14