

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT (SLA) No. 2	DATE 5-14-2010
ADDRESS OF PREMISE The Plaza Office Building 1710 Underpass Way Hagerstown, Maryland 21740-2427	TO LEASE NO. GS-03B-08376 ACT Number	
<p>THIS AGREEMENT, made and entered into this date by and between</p> <p style="text-align: center;">Dominick J. Perini</p> <p>whose address is : [REDACTED]</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to establish the square footage, lease term, and rental.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>April 5, 2010</u>, as follows:</p> <p>A. Paragraph 1 of the Standard Form 2 of the lease is hereby deleted in its entirety and replaced with the following:</p> <p>“1. The Lessor hereby leases to the Government the following described premises: A total of 9,986 rentable square feet (RSF) of office and related space, which yields 8,760 ANSI/BOMA Office Area square feet (USF) of space on the third (3rd) floor at the Plaza Office Building, 1710 Underpass Way, Hagerstown, Maryland 21740-2427 to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are 40 surface parking spaces for exclusive use of Government employees and patrons.”</p> <p>This Supplemental Lease Agreement contains two (2) pages.</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
<p>LESSOR Dominick J. Perini</p> <p>BY <u>X <i>DJP</i></u> <u>OWNER</u> (Signature) (Title)</p> <p>IN THE PRESENCE OF</p> <p><u><i>PAUL A. PERINI</i></u> [REDACTED] (Signature) (Address)</p>		
<p>UNITED STATES OF AMERICA</p> <p>BY <u><i>[Signature]</i></u> <u>Contracting Officer</u> (Signature) (Official Title)</p>		

Lessor X *DJP* Government *[Signature]*
Supplemental Lease Agreement No. 2

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No. 2 CONTINUED

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B. Paragraph 2 of the Standard Form 2 of the Lease is hereby deleted in its entirety and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on April 5, 2010, and continuing through April 4, 2020, subject to termination and renewal rights as may be hereinafter set forth."

C. Paragraph 3 of the Standard Form 2 of the Lease is hereby deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor annual rent of \$232,416.42 at the rate of \$19,368.04 per month in arrears, for the period beginning April 5, 2010, through April 4, 2015, subject to accrued escalations. The Government shall pay the Lessor annual rent of \$212,302.36 at the rate of \$17,691.86 per month in arrears, for the period beginning April 5, 2015, through April 4, 2020, subject to accrued escalations. Annual rent above reflects the following breakdown:

April 5, 2010 – April 4, 2015:

- Shell Rent = \$104,853.00 (\$10.50 per RSF)
- Annual Cost of Services = \$55,022.86 (\$5.51 per RSF), subject to accrued adjustments, per Paragraph 3.4, Operating Costs
- Amortized annual cost of TI = \$72,540.56 (approximately \$7.26 per RSF) **

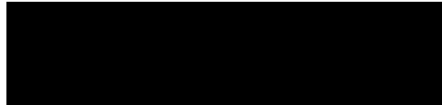
** Reflects amortization of \$296,275.62 over 60 months at 8.265%

April 5, 2015 – April 4, 2020:

- Shell Rent = \$157,279.50 (\$15.75 per RSF)
- Annual Cost of Services = \$55,022.86 (\$5.51 per RSF), subject to accrued adjustments, per Paragraph 3.4, Operating Costs
- Amortized annual cost of TI = \$0.00 (\$0.00 per RSF)

Rent shall be paid in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

DOMINICK J. PERINI



Lessor KDLP Government AB
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