

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 7	DATE 5/10/12
		TO LEASE NO. GS-03B-09605
ADDRESS OF PREMISE 7210 Ambassador Road Baltimore, MD 21244-2709	PDN NOs: PS0022335, PS0022753, PS0023016, PS0023013	

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

7210 Ambassador Business Trust

whose address is 5024 Campbell Blvd, Suite G
Nottingham, MD 21236-5974

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 for expansion.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **March 12, 2012**, as follows:

This Supplemental Lease Agreement (SLA) formally and officially issues Notice to Proceed in the amount of \$4,547,606.00 for tenant improvements in accordance with the lessor's proposal dated 3/6/12. The proposal is hereby incorporated into the lease by reference.

The total Tenant improvement amount of \$4,547,606.00 is to be paid as follows:

\$485,478.00 amortized in the rent at an interest rate of 8% over the remaining term of the lease as tenant improvements, \$14,960.00 amortized in the rent at an interest rate of 8% over the remaining term of the lease as Building Specific Security, and the balance of \$4,047,168.00 to be paid via a one-time lump sum payment. All lump sum payments shall be paid upon inspection and acceptance by the Government of the said alterations or materials.

A. Lessor shall furnish, install, and maintain all labor, materials, tools, equipment, services, and associated work to perform the necessary alterations as outlined in this Supplemental Lease Agreement.

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 above date.

LESSOR: 7210 Ambassador Business Trust BY <u>[Signature]</u> (Signature)	<u>PRESIDENT</u> (Title)
IN THE PRESENCE OF <u>[Signature: Billie Greaney]</u> (Signature)	<u>5024 G Campbell II Blvd.</u> <u>Nottingham, MD 21236</u> (Address)

UNITED STATES OF AMERICA BY <u>[Signature]</u> (Signature)	<u>Contracting Officer</u> (Official Title)
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Initials: [Signature]
Lessor

[Signature]
Government

B. The total lump sum amount of \$4,047,168.00 must be invoiced according to the following:

\$2,855,011.50 under PDN # PS0022753
\$227,588.05 under PDN # PS0023016
\$673,462.00 under PDN # PS0023013
\$291,106.45 under PDN # PS0022335

C. Miscellaneous – All Security Requirements of [REDACTED] shall be adhered to during the length of the renovations.

D. The Lessor shall complete all alterations, improvements, and repairs required by this Supplemental Lease Agreement (SLA) and deliver the space alterations within 120 calendar days of the issuance of NTP.

E. Upon completion of the work, the Lessor shall notify the contracting officer to arrange for an inspection. After inspection and acceptance of the work by the Government, a properly executed invoice shall be submitted at:

<http://www.finance.gsa.gov>

- OR -

a properly executed original invoice shall be forwarded to:

General Services Administration
Greater Southwest Region (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

If invoicing either electronically or by mail, a copy of the invoice must also be mailed to the Contracting Officer at:

GSA, Public Buildings Service
Real Estate Acquisition Division (3PRSB)
20 North Eighth Street, 8th Floor
Philadelphia, PA 19107-3191
Attn: Jessica Herring

For an invoice to be considered proper, it must:

- ♦ Be received after the execution of this SLA,
- ♦ Reference the Pegasys Document Number (PDN) specified on this form **PS0022781**,
- ♦ Include a unique, vendor-supplied, invoice number,
- ♦ Indicate the exact payment amount requested, and
- ♦ Specify the payee's name and address. The payee's name and address must EXACTLY match the Legal Business Name or DBA associated with it in Central Contractor Registration (CCR) for the DUNS included above.

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later. If the Lessor chooses to have payments sent an address other than the one listed above, that remittance address must be entered below.

Remit To:

Payment in the amount of \$4,047,168.00 will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

Initials: _____

Lessor

JH

Government

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