

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 4 Page 1 of 3 TO LEASE NO. GS-03B-09448	DATE 8/17/2011
ADDRESS OF PREMISE 810 Connecticut Ave. Roanoke, Virginia 24012-5318		
<p>THIS AGREEMENT, made and entered into this date by and between A & M Enterprises, LP</p> <p>whose address is 1306 Municipal Road NW Roanoke, VA 24012-1308</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 annual rent.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, Effective August 1, 2011 as follows:</p> <p>A. Paragraph 2 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof</p> <p>" 2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on August 1, 2011 through July 31, 2026, subject to termination and renewal rights as may be hereinafter set forth."</p> <p>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.</p>		
<p>LESSOR: <u>A & M Enterprises, LP</u></p> <p>BY <u>[Signature]</u> (Signature) <u>General Partner</u> (Title)</p> <p>IN THE PRESENCE OF <u>[Signature]</u> (Signature) <u>[Redacted]</u> (Address)</p>		
<p>UNITED STATES OF AMERICA General Services Administration, PBS</p> <p>BY <u>[Signature]</u> (Signature) <u>Contracting Officer</u> (Official Title)</p>		

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- B. Paragraph 3 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

"3. The Government shall pay the Lessor annual rent as established in the table below, monthly, in arrears, as follows:

Year	Annual Amount	Monthly Amount
Year 1	\$349,321.41	\$29,110.12
Year 2	\$355,017.66	\$29,584.81
Year 3	\$360,884.80	\$30,073.73
Year 4	\$366,927.95	\$30,577.33
Year 5	\$373,152.40	\$31,096.03
Year 6	\$379,563.58	\$31,630.30
Year 7	\$386,167.09	\$32,180.59
Year 8	\$392,968.71	\$32,747.39
Year 9	\$399,974.38	\$33,331.20
Year 10	\$407,190.22	\$33,932.52
Year 11	\$328,551.12	\$27,379.26
Year 12	\$336,206.41	\$28,017.20
Year 13	\$344,091.35	\$28,674.28
Year 14	\$352,212.84	\$29,351.07
Year 15	\$360,577.97	\$30,048.16

Rent for a lesser period shall be prorated. Rental payments shall be made to:

Poe & Cronk Real Estate
10 S Jefferson St. - Suite 1200
Roanoke, VA 24011-1331

- C. Paragraph 13 of the Lease Rider is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

Rental shall be paid in accordance with clauses 23 and 24 of the General Clauses, GSA Form 3517, entitled "Prompt Payment" and "Electronic Funds Transfer Payment," based on the following schedule:

Initials:  & 
Lessor Gov't

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	Date	Shell Rental Rate	Operating Costs	TI Amortization	Annual Rental Rate	Monthly
Year 1	August 1, 2011 - July 31, 2012	\$189,875.00	\$73,375*+	\$86,071.41	\$349,321.41	\$29,110.12
Year 2	August 1, 2012 - July 31, 2013	\$195,571.25	\$73,375*+	\$86,071.41	\$355,017.66	\$29,584.81
Year 3	August 1, 2013 - July 31, 2014	\$201,438.39	\$73,375*+	\$86,071.41	\$360,884.80	\$30,073.73
Year 4	August 1, 2014 - July 31, 2015	\$207,481.54	\$73,375*+	\$86,071.41	\$366,927.95	\$30,577.33
Year 5	August 1, 2015 - July 31, 2016	\$213,705.99	\$73,375*+	\$86,071.41	\$373,152.40	\$31,096.03
Year 6	August 1, 2016 - July 31, 2017	\$220,117.16	\$73,375*+	\$86,071.41	\$379,563.58	\$31,630.30
Year 7	August 1, 2017 - July 31, 2018	\$226,720.68	\$73,375*+	\$86,071.41	\$386,167.09	\$32,180.59
Year 8	August 1, 2018 - July 31, 2019	\$233,522.30	\$73,375*+	\$86,071.41	\$392,968.71	\$32,747.39
Year 9	August 1, 2019 - July 31, 2020	\$240,527.97	\$73,375*+	\$86,071.41	\$399,974.38	\$33,331.20
Year 10	August 1, 2020 - July 31, 2021	\$247,743.81	\$73,375*+	\$86,071.41	\$407,190.22	\$33,932.52
Year 11	August 1, 2021 - July 31, 2022	\$255,125.00	\$73,375*+	\$0.00	\$328,551.12	\$27,379.26
Year 12	August 1, 2022 - July 31, 2023	\$262,831.41	\$73,375*+	\$0.00	\$336,206.41	\$28,017.20
Year 13	August 1, 2023 - July 31, 2024	\$270,716.35	\$73,375*+	\$0.00	\$344,091.35	\$28,674.28
Year 14	August 1, 2024 - July 31, 2025	\$278,837.84	\$73,375*+	\$0.00	\$352,212.84	\$29,351.07
Year 15	August 1, 2025 - July 31, 2026	\$287,202.97	\$73,375*+	\$0.00	\$360,577.97	\$30,048.16

*Annual Cost of Services is adjusted each year in accordance with Lease Paragraph 4.3 entitled 'Operating Costs (Aug 2008).

+Operating Costs are based on Lease Paragraph 4.5 "Normal Hours" specified in SFO Amendment #3 of this lease."

The parties agree that the actual amount of tenant improvements (TI) spent for construction was **\$566,218.57**. The cost of the construction and installation of the tenant improvements to the leased premises above the base building shell includes the following: the cost of all alterations outlined in the design intent drawings and construction drawings for the interior office space, the preparation of the construction drawings, all approved Change Orders, and construction administration. Of that amount, **\$566,218.57** will be amortized over the 10-year firm term period of the lease contract at an interest rate of 9%. The tenant improvement allowance will be fully paid at completion of Year 10 of the lease and shall be eliminated from the Gross Annual Rental for Years 11 through 15 of the lease.

D. Paragraph 1.3 "Lease Term (SEPT 2000)" of the Lease is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

The lease term is for fifteen (15) years, ten (10) years firm term. The Government may terminate this lease in whole or in part effective at any time after the tenth full year of occupancy by giving at least thirty (30) days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

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Lessor Gov't