

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT No. 1</b>	<b>DATE</b>  <div style="font-size: 1.2em;">06/14/10</div>
<b>ADDRESS OF PREMISE</b> <div style="text-align: center;"> <b>MAST One Building</b>  <b>1040 University Boulevard</b>  <b>Portsmouth, VA 23703-2649</b> </div>	<b>TO LEASE NO.</b> <div style="text-align: center;"> <b>GS-03B-09391</b> </div>	

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

**HRC MAST One, LLC**

whose address is **1040 University Boulevard**  
**Portsmouth, Virginia 23703-2649**

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 commence rent.**

**NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 2, 2010, as follows:**

A. Paragraph 1 of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof :

"1. Effective as of June 2, 2010, the Lessor hereby leases to the Government the following described premises: 3,571 ANSI/BOMA Office Area square feet (previously usable) of office and related space on the first floor and 14 reserved surface parking spaces located at the MAST One Building, located at 1040 University Boulevard in Portsmouth, Virginia 23703-2649, to be used for such purpose as may be determined by the General Service Administration."

B. Paragraph 2 of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof :

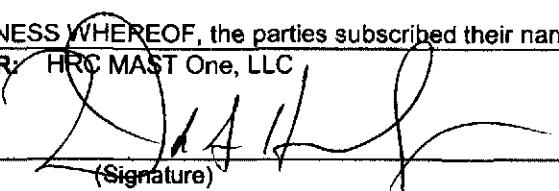
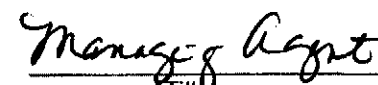
"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on June 2, 2010 through June 1, 2020, subject to termination and renewal rights as may be hereinafter set forth."

C. Paragraph 3 of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof :

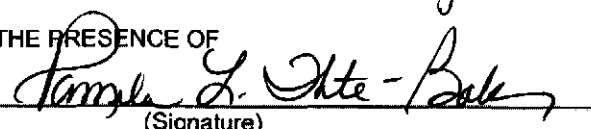
3. "Effective June 2, 2010 the Government shall pay the lessor annual rent in accordance with the following schedule:


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.

<b>LESSOR: HRC MAST One, LLC</b>  BY <u></u> <div style="text-align: center;">(Signature)</div>	<u></u> <div style="text-align: center;">(Title)</div>
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IN THE PRESENCE OF

<u></u> <div style="text-align: center;">(Signature)</div>	<div style="background-color: black; height: 20px; width: 100%;"></div> <div style="background-color: black; height: 20px; width: 100%;"></div>
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<b>UNITED STATES OF AMERICA</b>  BY <u></u> <div style="text-align: center;">(Signature)</div>	<div style="background-color: black; height: 20px; width: 100%;"></div> <div style="background-color: black; height: 20px; width: 100%;"></div> <div style="text-align: center;"> <b>Contracting Officer</b>  <div style="text-align: center;">(Official Title)</div> </div>
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Initials:    

Lessor
Government

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GSA FORM 276

**SUPPLEMENTAL LEASE AGREEMENT**

**No. 1**

**TO LEASE NO.**

**GS-03B- 09391**

**Years 1 through 5:**

**Annual Shell Rent:** \$79,597.59 (\$22.29 per ANSI/BOMA Office Area Square Foot (ABOA),

**Amortized annual cost for Tenant Improvements:** \$17,135.11 (\$4.798406609 per ABOA) These figures represent the total Tenant Improvement expenditure of \$67,205.85 amortized at 10% for 5 years,

**Annual Cost of Services:** \$20,247.57 (\$5.67 per ABOA) plus accrued escalations of 3% per year per Paragraph 12 of the Rider to the Lease.

**Years 6 through 10:**

**Annual Shell Rent:** \$79,597.59 (\$22.29 per ABOA),

**Amortized annual cost for Tenant Improvements:** \$0.00 per ABOA,

**Annual Cost of Services:** \$20,247.57 (\$5.67 per ABOA), plus accrued escalations of 3% per year per Paragraph 12 of the Rider to the Lease.

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

HRC MAST One, LLC

c/o Harvey Lindsay Commercial Real Estate

999 Waterside Drive, Suite 1400

Norfolk, VA 23510-3300."

**Initials:**

NH  
Lessor

JH  
Government

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**GSA FORM 276**