

**GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT  
NO. 1

Page 1 of 1

DATE

**FEB 01 2012**

TO LEASE NO.  
**GS-03B-11336**

ADDRESS OF PREMISES

World Trade Center  
101 West Main Street, 7<sup>th</sup> Floor  
Norfolk, Virginia 23510-1646

THIS AGREEMENT, made and entered into this date by and between **WTC Financial Associates, LLC**

**999 Waterside Drive  
Suite 2300  
Norfolk, Virginia 23510-1646**

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 and annual rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 13, 2011 as follows:

A. Paragraph 1 of Standard Form 2 of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

1. 1,752 Rentable square feet yielding 1,550 ANSI/BOMA Office Area square feet and related spaced located at the World Trade Center, 101 West Main Street, 7<sup>th</sup> Floor, Norfolk, Virginia 23510-1646, together with 2 surface parking spaces to be used for such purposes as determined by the General Services Administration.

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

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on December 13, 2011 through December 12, 2021, subject to termination and renewal rights as may be hereinafter set forth.

C. Paragraph 3 of Standard Form 2 to the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

3. Effective December 13, 2011, the Government shall pay the Lessor annual rent of \$52,933.53, at the rate of \$4,411.13 per month in arrears, plus accrued escalations (Annual shell rent: \$28,645.20, Amortized annual cost for Tenant Improvements: \$14,056.65 [total tenant improvements of \$57,771.00 over 60 months amortized at 8%], Annual operating cost base: \$9,460.80, Building Specific Amortized Capital: \$770.88). Rent for a lesser period shall be prorated.

Effective December 13, 2016, the Government shall pay the Lessor annual rent of \$38,106.00, at the rate of \$3,175.50 per month in arrears, plus accrued escalations. (Annual shell rent: \$28,645.20, Annual operating cost base: \$9,460.80). Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

WTC Financial Associates, LLC  
999 Waterside Drive, Suite 2300  
Norfolk, Virginia 23510-1646

D. This Supplemental Lease Agreement (SLA) contains one (1) page.

**ALL OTHER TERMS AND CONDITIONS OF THE LEASE SHALL REMAIN IN FULL FORCE AND EFFECT.**

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: **WTC Financial Associated, LLC** ↓

BY

(Signature)

**Robert S. Friedman**

**Vice President**  
(Title)

IN PRESENCE OF (witnessed by):

(Signature)

**Lease Administrator**  
(Title)

UNITED STATES OF AMERICA

BY

(Signature)

**Contracting Officer, GSA**  
(Official title)

\* by: WTC Managing Co., LLC,  
its Manager