

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 4

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DATE

JAN 03 2012

TO LEASE NO.
GS-03B-09353

PDN# PS0022438

ADDRESS OF PREMISES

106 Juliad Court
Fredericksburg, VA 22406-1145

THIS AGREEMENT, made and entered into this date by and between **Culpeper Investments, LLC**

c/o Sona Homes
106 Juliad Court, Suite 201
Fredericksburg, Virginia 22406-1145

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 the Notice to Proceed for Change Order #1 to the construction of the Tenant Improvements and provide for a lump sum payment for the Tenant Improvements allowance overage for the Government.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 28, 2011 as follows:

A. Culpeper Investments, LLC is hereby authorized to begin construction of the Tenant Improvements for the Government in the agreed upon amount of \$6,932.71 in accordance with all Lease requirements, the Design Intent Drawings, Construction Drawings, and fixed price proposal entitled Change Order #1 (all incorporated by reference) dated October 21, 2011 and further revised October 25, 2011. The Government will pay a one-time lump sum payment upon completion and acceptance of the improvements in the amount of \$6,932.71.

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 -

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.

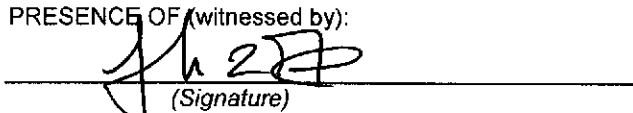
LESSOR: Culpeper Investments, LLC

BY


(Signature)

MANAGING PARTNER
(Title)

IN PRESENCE OF (witnessed by):

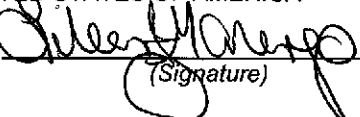

(Signature)

MEMBER

(Title)

UNITED STATES OF AMERICA

BY


(Signature)

Contracting Officer, GSA
(Official title)

**SUPPLEMENTAL LEASE AGREEMENT
No. 4**

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TO LEASE NO. GS-03B-09353

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
20 North Eighth Street, 8th Floor
Philadelphia, PA 19107-3191
Attn: Eileen Marengo

For an invoice to be considered proper, it must:

- ◆ Be received after the execution of this SLA,
- ◆ Reference the Pegasys Document Number(s) (PDN) specified on this form,
- ◆ 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.

Initials:



&



Lessor

Govt