

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES
SUPPLEMENTAL LEASE AGREEMENT

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2

DATE

APR 05 2011

TO LEASE NO.
GS-03B-09448

PDN NO.

ADDRESS OF PREMISES 810 Connecticut Ave. NE
Roanoke, VA 24012-5318

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

whose address is A & M Enterprises, LP
1306 Municipal Road
Roanoke, VA 24012-1308

WHEREAS, the parties here to desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the government, as follows:

- A. This Supplemental Lease Agreement (SLA) formally and officially issues Notice to Proceed in the amount of \$534,880.11 for the United States Marshals Service Tenant Improvements in accordance with the lessor's proposal dated February 21, 2011. The \$534,880.11 includes \$50,500 for the cost of creating Construction Drawings referenced in Supplemental Lease Agreement #1 of contract GS-03-09448.
- B. The Lessor shall furnish all labor, materials, tools, equipment, services, and associated work to complete the attached scope of work/price proposal for initial build-out of [REDACTED] space.
- C. The total Tenant Improvements amount of \$534,880.11 shall be amortized into the rent at an interest rate of 9% over the firm term of ten (10) years. Any changes to Tenant Improvements pricing and all change orders must be approved in writing by the Contracting Officer.
- D. The overhead and profit rate on any change orders, approved in writing by the contracting officer, shall be 15%. The 15% rate shall include both the General Contractor's fee and the Lessor's overhead and profit fee.

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: A & M Enterprises, LP

BY

(Signature)

General Partner
(Title)

IN THE PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA, GSA, PBS, South Branch

BY

(Signature)

Contracting Officer

(Official Title)