

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u>03</u>
	TO LEASE NO. <u>GS-03B-09409</u>
ADDRESS OF PREMISES 210 BEISER BLVD DOVER, DE 19904-7790	PDN Number: <u>PS0026409</u>

THIS AMENDMENT is made and entered into between Direct Invest Dover, LLC

whose address is: 114 North Main Street, Suite 100
Suffolk, VA 23434-4546

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 amend the scheduled delivery date and order changes to the tenant improvements,

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective April 30, 2013 as follows:

- I. Notwithstanding the construction duration indicated in Lease Section 4.01.G, the Lessor shall complete all work required to prepare the Premises as required in this Lease ready for use not later than July 30, 2013.
- II. The Government hereby orders the following changes to the tenant improvements:

ITEM	COST
CO#001 - TELECOM ROOM POWER	\$ [REDACTED]
CO#002 - CONFERENCE ROOM POWER	\$ [REDACTED]
TOTAL ADDITIONAL TI COSTS	\$ 12,530.78

This Lease Amendment contains 6 pages.

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 below date.

FOR THE LESSOR:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: MANAGER
 Entity Name: Direct Invest Dover, LLC
 Date: 4.30.13

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: May 10, 2013

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Senior Analyst
 Date: 5/1/2013

The original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Rebekah Cowles, Contracting Officer
20 North 8th Street
Philadelphia, PA 19107-3101

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0026409

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

- III. The ICE proposed layout titled "EXHIBIT A" dated 3/20/2013 and corresponding Lessor proposal titled "EXHIBIT B" and dated April 18, 2013 (COR#001) and the ICE proposed layout titled "EXHIBIT C" and corresponding Lessor proposal titled "EXHIBIT D" and dated April 15, 2013 (COR#002) are incorporated as attachments to this lease amendment.

INITIALS:  & 
LESSOR GOVT