

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 7
LEASE AMENDMENT	TO LEASE NO. GS-03P-LMD00022
ADDRESS OF PREMISES 2 Hopkins Plaza Baltimore, MD 21201-2930	PDN No. PS0040735

THIS AMENDMENT is made and entered into between

BE 2&10 C LLC

whose address is: 5410 Edson Lane, Suite 220
Rockville, Maryland 20852-3195

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 notice to proceed on East Side Security Alterations.

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 upon execution as follows:

1. This Lease Amendment formally and officially issues Notice to Proceed (NTP) in the amount of \$193,765.00, for the construction of Security Barrier Alterations located at 2 Hopkins Plaza, Baltimore, MD. The construction total consists of the following:
 - a. Lessor's proposal (East Side Project) dated September 14, 2018: \$181,179.00
 - b. CO #54 Planters: [REDACTED]
 - c. Total: \$193,765.00

The Lessor shall be required to complete the construction within 130 working days from NTP.

2. Lessor shall furnish, install, and maintain all labor, materials, tools, equipment, services and associated work to perform the necessary alterations as outlined in this Lease Amendment. This Lease Amendment consists of the following documents hereto attached and incorporated into the lease contract:

- d. Exhibit A - Lessor's proposal (East Side Project) dated September 14, 2018: \$193,765.00
- e. Exhibit B - General Conditions for Lease Alterations
- f. Exhibit C - Streetscape Plan

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: Kevin Belmont
Title: VP
Entity Name: BE 2&10 LLC
Date: 11/7/18

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: Brian Tye
Title: Lease Contracting Officer
GSA, Public Buildings Services
Date: 11/8/18

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: Christopher C. Palmer
Title: CFO
Date: 11-7-2018

3. The total cost to the Government for the above design services is \$193,765.00 and shall be paid via a one time lump sum payment to the Lessor upon the Government's acceptance and approval of the alterations.
4. Upon receipt of this Lease Amendment, the Lessor shall develop a construction schedule. The construction schedule shall be reviewed and approved by the Government. Progress meetings shall be held as necessary.
5. Upon completion of the work, the Lessor shall notify the Lease Contracting Officer. After inspection and acceptance of the work by the Government, a properly executed original invoice for the lump-sum payment shall be forwarded to:

General Services Administration (GSA) Finance
Greater Southwest Region (7BC)
PO Box 17181
Fort Worth, Texas 76102-0181

A copy of the invoice must also be mailed to the Contracting Officer at:

GSA, Public Buildings Service
Real Estate Acquisition Division - North Branch
100 S. Independence Mall West
Philadelphia, PA 19106
ATTN: Brian Tye

For an invoice to be considered proper, it must:

- 1.) be received after the execution of this Lease Amendment,
- 2.) reference the Pegasys Document Number (PDN) specified on this form (PS0040735)
- 3.) include a unique, vendor-supplied invoice number
- 4.) include the exact payment amount requested, and
- 5.) specify the payee's name and address. The payee's name and address must exactly match the lessor's name and address listed above.

INITIALS: LTB & BT
LESSOR GOVERNMENT