

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES  SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 6 Page 1 of 2	DATE  9-7-10
	TO LEASE NO.  GS-03B-07351	

ADDRESS OF PREMISE    Plaza Office Building  
1710 Underpass Way  
Hagerstown, MD 21740-6924

PDN# PS0017662

THIS AGREEMENT, made and entered into this date by and between Dominick J. Perini

whose address is    1710 Underpass Way, Suite 200  
Hagerstown, MD 21740-6968

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 square footage, lease term, annual rent and to provide for lump sum payment.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 9, 2010 as follows:

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

" The lessor hereby leases to the Government the following described premises:

9,120 Rentable square feet of office and related space yielding 8,000 ANSI BOMA office area square feet and related space on the 1<sup>st</sup> floor at The Plaza Office Building, 1710 Underpass Way, Hagerstown, MD, 21470-6924 to be used for such purposes as determined by the General Services Administration."

B. Paragraphs 2 and of the Standard Form 2 are hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

" TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on August 9, 2010 through August 8, 2020, subject to termination and renewal rights as may be hereinafter set forth."

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

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BY _____ (Signature)  _____ (Signatory)	<p style="text-align: center;"><u>OWNER / LANDLORD</u> (Title)</p> <p style="text-align: center;"><u>1710 UNDERPASS WAY SUITE 200</u> <u>HAG. MD 21740</u> (Address)</p>
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UNITED STATES OF AMERICA    General Services Administration, PBS, Allegheny Service Center

BY _____ (Signature)	<p style="text-align: center;"><u>Contracting Officer</u> (Official Title)</p>
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**SUPPLEMENTAL LEASE AGREEMENT  
No. 6**

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**TO LEASE NO. GS-03B-07351**

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

3. The Government shall pay the Lessor annual rent per month in arrears as follows:

**Years 1 – 5: Total Rate: \$198,836.53 Annually**  
**Shell Rent: \$69,403.20 per year**

**Amortized annual cost for Tenant Improvement Allowance\*: \$82,282.93 per year**

**Interest rate at which Tenant Alterations are amortized: 9.18%**

**Annual Cost of Services: \$47,150.40 per year, plus accrued escalations per Paragraph 3.4, Operating Costs**

\*The total tenant improvement allowance is \$328,934.51 which is being amortized at 9.18% over five years.

**Years 6 – 10: Total Rate: \$212,750.40 Annually**  
**Shell Rent: \$165,600.00 per year**

**Annual Cost of Services: \$47,150.40 per year, plus accrued escalations per Paragraph 3.4, Operating Costs**

Rent for a lesser period shall be prorated. Payment shall be made payable to:

Dominick J. Perini/Plaza Office Building  
1710 Underpass Way, Suite 200  
Hagerstown, MD 21740-6968\*

D. Punch list items shall be completed by September 17, 2009.

E. Paragraph A. of Supplemental Lease Agreement Number 4 is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

Dominick J. Perini is hereby authorized to proceed below slab rock removal and vent pipe tie-in in the agreed upon amount of [REDACTED] in accordance the change order requests dated 4/26/10 and 5/13/10 respectively. The Government will pay a one time lump sum payment upon completion and acceptance of the improvements in the amount of [REDACTED].

Upon completion of all the above referenced work, the Lessor shall notify the Contracting Officer for final inspection and acceptance of the space. After inspection and acceptance of such work by the Government, an advanced faxed copy of the invoice must be sent to GSA at 215-446-6165 or review and approval. Upon approval by the Contracting Officer, the lessor must submit a properly executed invoice to the Greater Southwest Region (7BC), P.O. Box 17181, Fort Worth, Texas 76102-0181.

A properly executed invoice must reference the PDN number, lease, and SLA number and a description of the work and amount billed. Payment in the above referenced amounts for these improvements will become due within thirty (30) days of acceptance of the work by the Government.

Initials:

  
Lessor

&

  
Gov't