

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE <i>November 2, 2011</i>
	TO LEASE NO. GS-03B-09463	

ADDRESS OF PREMISE 28 Allegheny Avenue Towson, MD 21204-3909	PEGAYSYS DOCUMENT NUMBER (PDN) PS0021923
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THIS AGREEMENT, made and entered into this date by and between RAVEN'S PENTHOUSE LLC

whose address is 13 Pebble Lane
Lutherville Timonium, MD 21093-3367

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 **order tenant improvements which exceed the TI allowance in the amount of \$195,164.00.**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 27, 2011, as follows:

- A. In separate correspondence dated October 27, 2011, the Government has issued a Notice to Proceed in the amount of \$592,964.00 for the [REDACTED] Tenant Improvements and related design fees in accordance with the Lessor's proposal dated October 12, 2011. The proposal is hereby incorporated into the lease as Exhibit A. The total costs amortized into the rental rate for tenant improvements are \$397,800.00. The remaining portion of the Tenant Improvements will be paid via a one-time lump sum payment in the amount of \$195,164.00.

This Supplemental Lease Agreement contains 4 pages

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IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: RAVEN'S PENTHOUSE LLC [REDACTED] _____ (Signature)	_____ <i>Branch Manager, October</i> (Title)
IN [REDACTED] _____ (Signature)	_____ (Address)

UNITED STATES OF AMERICA BY [REDACTED] _____ (Signature)	_____ Contracting Officer (Official Title)
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Initials: *[Signature]* *[Signature]*
Lessor Government

SUPPLEMENTAL LEASE AGREEMENT

No. 1

TO LEASE NO.

GS-03B- 09463

- B. Twenty one (21) calendar days prior to completion of the work, the Lessor shall notify Jennifer Kauffmann on (215) 446-4693 or jennifer.kauffmann@gsa.gov to arrange for inspection.
- C. The Government shall reimburse the Lessor in a lump sum payment in the amount of \$195,164.00, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

Upon space acceptance by the Contracting Officer, the Lessor must submit the properly executed invoice directly to the GSA Finance Office electronically at

<http://www.finance.gsa.gov>

OR -

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

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: Jennifer Kauffmann, 3PRSB

For an invoice to be considered proper, it must:

- ◆ Be received after the execution of this SLA,
- ◆ Reference the Pegasys Document Number (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.

All other terms and conditions of the lease shall remain in force and effect.

Initials:

Lessor

Government

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GSA FORM 276 (REV. 7-67)