

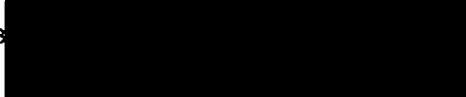


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|---|---|---------------------------|-------------------|--------------|---------------|------------------------|--|--------------|
| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT No. 2 | DATE 3/7/12 | | | | | | |
| ADDRESS OF PREMISE 28 Allegheny Avenue Towson, MD 21204-3909 | TO LEASE NO. GS-03B-09463 PEGAYSYS DOCUMENT NUMBER PS0021923 | | | | | | | |
| <p>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: to amend Notice to Proceed provided in SLA #1 and make lump sum payment for additional change orders.</p> <p>WHEREAS, the parties hereto desire to amend the above Lease</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective <u>January 30, 2012</u> as follows:</p> <p>A. Pursuant to Paragraph 1 of Supplemental Lease Agreement (No.1) The Government issued the Notice to Proceed (NTP) with the construction of Tenant Improvements in the amount of \$592,964.00. This amount is hereby amended to reduce the amount to \$528,183.00, which eliminates the security cost of this project. As previously stated in Supplemental Lease Agreement No.1, the total cost amortized into the rental rate for tenant improvements is \$397,800.00. Eliminating the security cost from the initial Notice to Proceed, reduces the amount to be via paid lump sum under this PDN from \$195,164.00 to \$130,383.00</p> <p>Douglas Development & Lighting (DEL's) proposal previously included in Exhibit "A" of Supplemental Lease Agreement No 1 is hereby amended to reduce the total cost to \$141,709.00. The calculation is as follows:</p> <table border="0" style="margin-left: 40px;"> <tr> <td>DEL's Total Quote</td> <td>\$206,490.00</td> </tr> <tr> <td>Security Cost</td> <td>\$64,781.00</td> </tr> <tr> <td></td> <td>\$141,709.00</td> </tr> </table> <p>The security cost as described above will be paid via lump sum separately and under a separate funding source. This will be captured in a Supplemental Lease Agreement (No. 3).</p> <p>B. The Government shall reimburse the Lessor in a lump sum payment in the amount of \$4,348.28, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer. Attached is a spreadsheet which outlines the change orders.</p> <p>This Supplemental Lease Agreement contains <u>3</u> pages</p> | | | DEL's Total Quote | \$206,490.00 | Security Cost | \$64,781.00 | | \$141,709.00 |
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| Security Cost | \$64,781.00 | | | | | | | |
| | \$141,709.00 | | | | | | | |
| IN L B   (Signature) | their names as of the above date. <u>Managing Member</u> (Title) (Address) 13 Pebble Lane Timonium, Md 21093 | | | | | | | |
| UNITED STATES OF AMERICA GSA, PBS, REAL ESTATE ACQUISITION DIVISION B  | <u>Contracting Officer</u> (Official Title) | | | | | | | |

**SUPPLEMENTAL LEASE AGREEMENT
No. 2**

TO LEASE NO.
GS-03B-09463

- C. Seven (7) calendar days prior to completion of the work, the Lessor shall notify Jennifer Kauffmann on (215) 446-4683 or jennifer.kauffmann@gsa.gov to arrange for inspection.
- D. Altogether, under the PDN specified on this form, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$134,732.28 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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