

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES	SUPPLEMENTAL AGREEMENT No. 10	DATE 5/1/2013
	SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS - 03B - 09482
		PDN: PS0024634

ADDRESS OF PREMISE
 Metro West Facility
 6100 Wabash Avenue
 Baltimore, Maryland 21215-3757

THIS AGREEMENT, made and entered into this date by and between
 whose address is JBG/Baltimore SSA, L.L.C.
 4445 Willard Avenue, Suite 400
 Chevy Chase, Maryland, 20815-4641

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 tenant improvement costs associated with Proposal T-021 R3.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 8, 2013, as follows:

The Government hereby awards Proposal T-021 R3 to the Lessor and shall provide compensation to Lessor in the amount of \$841,764.00 (inclusive of the Lessor's fee). \$277,104.45 of Proposal T-021 R3 will be allocated to the construction contingency previously awarded under Proposal T-014 R2. The remaining construction contingency will be \$630,000.00 (including the Lessor's fee). The remaining balance of Proposal T-021 R3, \$564,659.55, will be funded via advance payments out of RWA funds. There will be no change to the SLA # 8 schedule as a result of this approved proposal. Proposal T-021, dated February 28, 2013 and revised March 8, 2013, is hereby incorporated into the lease by reference. The JCM proposal included in T-021 R2 dated 3/7/2013 is included as part of T-021 R3.

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 above date.

LESSOR: JBG/Baltimore SSA, L.L.C., a Delaware limited liability company
Company Manager W, L.L.C., its Managing member

BY [Redacted] Authorized Signatory
 (Title)

IN THE PRESENCE OF [Redacted]
4445 Willard Ave. Suite 400
Chevy Chase, MD 20815
 (Address)

UNIT [Redacted] ces
 BY [Redacted] Contracting Officer
 (Official Title)

A. All lump sum payments will be made to the account associated with the following DUNS +4: [REDACTED]

B. Invoicing for advance payment:

The Lessor will be required to submit monthly invoices showing a schedule of values for work as completed (or some segregable portion or percentage thereof). The Lessor will only receive payment for work that accurately represents the value submitted and has been inspected and accepted by the Government. Invoices can be submitted for the material cost of equipment either delivered to the site or stored off-site, provided such materials are stored in a bonded warehouse. Advance payments by the Government for aforementioned allocation of the Tenant Improvements shall not relieve the Lessor's obligation to deliver the space in accordance with section 1.12 of the Solicitation for Offers, as attached to the Lease. Upon completion of the work (or some segregable portion or percentage thereof), the Lessor shall notify the contracting officer to arrange for an inspection at least 10 days prior to submitting an invoice. After inspection and acceptance of the work by the Government, a properly executed invoice shall be submitted 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

If invoicing either electronically or by mail, 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: Jessica Herring

For an invoice to be considered proper, it must include the following:

- ◆ A detailed schedule of values identifying the work completed.
- ◆ 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 the System for Award Management (SAM) for the DUNS+4 associated with the Special Account referenced 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.



Lessor

&



Gov't