

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 2

TO LEASE NO. **GS-03B-12028**

PDN Number: PS0024471

ADDRESS OF PREMISES Ballenger Creek Center
321 Ballenger Center Drive
Suite 212
Frederick, Maryland 21703-4565

THIS AGREEMENT, made and entered into this date by and between

Cross-Frederick Associates, LLC
c/o Cross and Company

whose address is 5301 Buckeystown Pike
Frederick, Maryland 21704-8302

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 effective date, lease term, and rental.**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **November 9, 2012**, as follows:

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


"1. The Lessor hereby leases to the Government the following described premises:

4,129 Rentable Square Feet yielding 3,538 ANSI/BOMA Office Area square feet of office and related space located on the Second Floor, at the Ballenger Creek Center, 321 Ballenger Center Drive, Suite 212, Frederick, Maryland 21703-4565, together with 10 free surface parking spaces, to be used for such purposes as determined by the General Services Administration."


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.

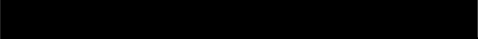
FOR THE LESSOR:

Signature: 
Name: DAVID E. CROSS
Title: MANAGING MEMBER
Entity Name: Cross-Frederick Associates, LLC, c/o Cross and Company
Date: 19 DEC 2012

FOR THE GOVERNMENT:

Signature: 
Name: Jean-Stan Forcinito
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: DEC 03 2012

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: SUZANNE S. CROSS
Title: MEMBER
Date: 19 DEC 2012

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

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on November 9, 2012 through November 8, 2022, subject to termination and renewal rights as may be hereinafter set forth."

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

"3. The Tenant Improvement cost is \$175,069.79, of which \$138,441.94 shall be amortized in the rent over 60 months at an interest rate of six (6%) percent, and \$36,627.85 shall be paid to the Lessor via a one-time lump sum payment from the Government (Refer to Lease Amendment Number 1 for invoicing instructions).

The Government shall pay the Lessor annual rent of \$124,530.21, at the rate of \$10,377.51 per month in arrears. The annual rent consists of the following:

Years 1-5:

Annual Rent: \$124,530.21

Shell Rent: \$66,195.98 per year

Amortized Annual cost for Tenant Improvement Allowance: \$32,117.65 per year.

Interest Rate at which Tenant Alterations are amortized: 6% over 60 months

Annual Cost of Services: \$26,216.58 per year, plus accrued escalations per Paragraph 4.3, "Operating Costs"

Parking: \$0.00 per year

Years 6-10:

Annual Rent: \$101,682.12

Shell Rent: \$75,465.54 per year

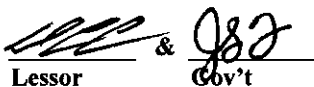

Annual Cost of Services: \$26,216.58 per year, plus accrued escalations per Paragraph 4.3, "Operating Costs"

Parking: \$0.00 per year

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

Cross Frederick Associates, LLC
c/o Cross and Company, LLC
5301 Buckeystown Pike
Frederick, Maryland 21704-8302"

Initials:

 & 
Lessor Gov't