

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-03P-LMD12132
ADDRESS OF PREMISES The Smallwood Building 2670 Crain Highway, Suite 107 Waldorf, Maryland 20601-2817	PDN Number: PS0029806

THIS AMENDMENT is made and entered into between

Smallwood Family Limited Partnership

whose address is: 2670 Crain Highway
Suite 302
Waldorf, MD 20601-2817

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 **issue notice to proceed for Tenant Improvements**.

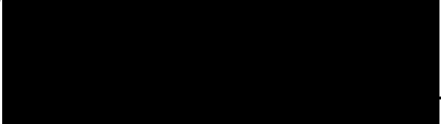
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

- A. In separate correspondence dated November 12, 2014, the Government has issued a Notice to Proceed for Tenant Improvements in the amount of \$69,750.00. The total costs amortized into the rental rate for tenant improvements are \$47,220.38. The remaining portion of the Tenant Improvements will be paid via a one-time lump sum payment in the amount of \$22,529.62.
- B. The Government shall reimburse the Lessor in a lump sum payment in the amount of \$22,529.62, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

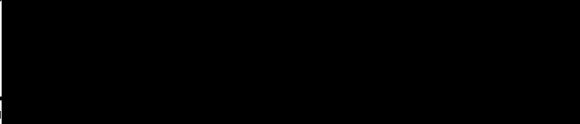
This Lease Amendment contains 2 pages.

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.

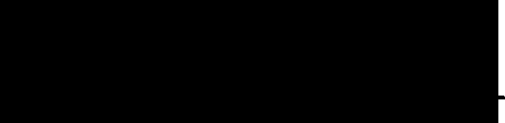
FOR THE LESSOR:

Signature: 
 Name: _____
 Title: General Partner
 Entity Name: Smallwood Family Limited Partnership
 Date: 11/17/14

FOR THE GOVERNMENT:

Signature: 
 Name: _____
 Title: _____
 GSA, Public Buildings Service
 Date: 11/24/2014

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: _____
 Title: General Partner
 Date: 11/17/14

Upon completion of the work, the Lessor shall notify the contracting officer to arrange for an inspection. 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 (3PRSB)
20 North Eighth Street, 8th Floor
Philadelphia, PA 19107-3191
Attn: Donna Welcher

For an invoice to be considered proper, it must:

- ◆ Be received after the execution of this LA,
- ◆ Reference the Pegasys Document Number (PDN) specified on this form (PS0029806),
- ◆ 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 System for Award Management (SAM) 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.

INITIALS:

PS
LESSOR

&

[Signature]
GOVT