

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No.2 Page 1 of 2	DATE MAY 05 2010
TO LEASE NO. GS-03B-09387		
ADDRESS OF PREMISE 1430 Kristina Way Chesapeake, VA 23320-8916	Pegasys Document Number (PDN) PS0016876	

THIS AGREEMENT, made and entered into this date by and between
Crossways Associates, LLC

whose address is 7600 Wisconsin Avenue 11th Floor
Bethesda, MD 20814-3661

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 Change Orders # 1-9.**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **upon execution by the Government**, as follows:

This Supplemental Lease Agreement (SLA) formally and officially issues Notice to Proceed in the amount of \$65,668.80 for Change Orders # 1-9. SLA 1 issued NTP for the initial Tenant Improvement amount of \$693,148.36. The total Tenant Improvement cost is \$758,817.16.

The Lessor shall provide, install and maintain the total Tenant Improvement amount representing the following: (1) Tenant Improvement of \$758,817.16, to be paid as follows, \$743,589.86, comprised of the Initial Tenant Improvement amount of \$693,148.36 issued via SLA 1, as well as Change Orders 1-8, amortized in the rent at an interest rate of 8% over five years, (2) and the balance of [REDACTED] to be paid via a one-time lump sum payment. All lump sum payments shall be paid upon inspection and acceptance by the Government of the said alterations.

Initial Tenant Improvement – NTP issued on 10/15/09	\$	693,148.36
Change Order 1 – Toilet Tissue Dispenser Upgrade	█	[REDACTED]
Change Order 2 – Wall Covering Upgrades	█	[REDACTED]
Change Order 3 – Lounge 117 Renovations	█	[REDACTED]
Change Order 4 – PBX Room Flooring Upgrades	█	[REDACTED]
Change Order 5 – Rooms 101-104 Ceiling Upgrades	█	[REDACTED]
Change Order 6 – Additional Light Fixtures	█	[REDACTED]
Change Order 7 – Operable Partition Wall Covering	█	[REDACTED]
Change Order 8 – Rooms 107-108 Door Replacement	█	[REDACTED]
Change Order 9 – Two Ductless HVAC Systems	█	[REDACTED]
TENANT IMPROVEMENTS:	\$	758,817.16

and effect.
of the above date.

Timothy M. Zulick
Senior VP, Leasing

(Title)

First Potomac Realty Trust
7600 Wisconsin Ave., 11th Floor
Bethesda, MD 20814

(Address)

UNITED STATES OF AMERICA General Services Administration, PBS

Contracting Officer
(Official Title)

SUPPLEMENTAL LEASE AGREEMENT

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TO LEASE NO.
GS-03B-09387

After inspection and acceptance of work by the Government, a properly executed original invoice in the amount of [REDACTED] shall be forwarded to:

General Services Administration (GSA)
Greater Southwest Region (7BC)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must also be mailed to:

GSA, Public Buildings Service
South Branch, Richmond Section (3PRSR)
Attn: Doug Dooling, Contracting Officer
20 North 8th Street, 9th Floor
Philadelphia, PA 19107-3191

For an invoice to be considered proper, it must:

1. Be received after the execution of this SLA
2. Reference the Pegasys Document Number (PDN) specified on this form
3. Include a unique, vendor-supplied, invoice number
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address.

Payment will be due within thirty (30) calendar days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

Initials:

IMZ
Lessor

& DND
Gov't