

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES  SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE <i>9 Sept. 10</i>
	TO LEASE NO. GS-03B-09451	PEGASYS DOCUMENT NUMBER

ADDRESS OF PREMISE The Spelna Building  
225 Industrial Ave.  
Fredericksburg, Virginia 22408-2443

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

whose address is Spelna Inc.  
225 Industrial Ave.  
Fredericksburg, Virginia 22408-2443

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 amend the amount of Tenant Improvement (TI) allowance to be amortized in the rent and amend the rental rates specified in Lease Rider Paragraph 10.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 24, 2010:

A. In separate correspondence dated August 24, 2010, the Government has issued a Notice to Proceed (NTP) for Tenant Improvements (TI) in the amount of \$18,348.12. The Government has elected to amortize the total TI amount of \$18,348.12 in the rent.

B. The rental rates specified in Lease Rider Paragraph 10 are hereby deleted and replaced in lieu thereof with the following:

- "10. ...Years 1 through 5:  
Shell Rent: \$3.81 per ABOA sf  
Amortized annual cost for Tenant Alteration Allowance\*: \$3.70 per ABOA sf  
Interest rate at which Tenant Alterations are amortized: 6%  
Annual Cost of Services\*\*: \$6.18 per ABOA sf
- Years 6 through 10:  
Shell Rent: \$3.81 per ABOA sf  
Amortized annual cost for Tenant Alteration Allowance\*: \$0.00 per ABOA sf  
Annual Cost of Services\*\*: \$6.18 per ABOA sf..."

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: Spelna Inc.   
BY \_\_\_\_\_ GM \_\_\_\_\_  
IN THE PRESENCE OF \_\_\_\_\_ (Title)  
\_\_\_\_\_ 225 Industrial Ct. Fredericksburg \_\_\_\_\_  
(Signature) \_\_\_\_\_ (Address) 22408

UNITED STATES OF AMERICA  
BY  \_\_\_\_\_  
Contracting Officer  
(Official Title)