

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 8	DATE JUL 18 2012
	TO LEASE NO. GS-03B-09461	

ADDRESS OF PREMISE
 Enterchange at Meadowville
 2101 Bermuda Hundred Road
 Chester, Virginia 23836-3200

THIS AGREEMENT, made and entered into this date by and between: Meadowville, LP

whose address is 2600 Citadel Plaza Drive
 Houston, TX 77708-1351

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 incorporate 89,274 rentable square feet (RSF) of expansion warehouse space into the existing Lease GS-03B-09461.

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:

- A. The Lessor agrees to lease the Government an additional 89,274 Rentable Square Feet (RSF) of warehouse space at a rate of \$507,969.06 (Shell \$3.81 per RSF and Operating \$1.88 per RSF), fully serviced. Said expansion shall become effective upon the Government's inspection and acceptance of the expansion space, to include the necessary alterations to the common area restrooms to meet Architectural Barriers Act Accessibility Standard (ABAAS). No tenant improvement work to be completed.
- B. The total square footage for this Lease, after accepted by the Government, will be 228,108 per RSF (220,448 per ABOA) of warehouse space which includes the above mentioned expansion space of 89,274 per RSF. Rent will be re-established at acceptance of the space and will be captured in a subsequent Supplemental Lease Agreement (SLA).
- C. Lessor shall be responsible to provide an updated schedule to the GSA Contracting Officer within five (5) calendar days of the effective date of this SLA. The schedule is to include the major construction milestones.
- D. The construction of the common area restrooms shall be completed in thirty (30) calendar days from the effective date of this SLA. The Government shall receive 7 days notice prior to the completion of the shell construction; the Lessor shall issue written notice to the Government to inspect the space. Space which is not substantially complete will not be accepted by the Government.

This Supplemental Lease Agreement contains 5 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 above date.

LESSOR: Meadowville, LP

General Partner

KNL

Lessor

Vice President/General Counsel

IN THE PRESENCE OF

(Signature)

EWS
Legal
EWS

(Address)

UNITED STATES OF AMERICA, Real Estate Acquisition Division, PBS

Contracting Officer
(Official Title)

TO LEASE NO. GS-03B-09461

- E. Upon acceptance, the Lessor shall provide a valid Certificate of Occupancy, issued by the local jurisdiction for the intended use of the Government and shall maintain and operate the building in conformance with the Lease, current local codes, and ordinances. If the local jurisdiction does not issue a Certificate of Occupancy, the Lessor shall obtain the services of a licensed fire protection engineer to verify the expansion space meets all applicable local codes and ordinances to ensure an acceptable level of safety is provided.
- F. This SLA consists of the following documents hereto attached and are hereby incorporated into the lease contract:
1. General Conditions for Lease Alterations
 2. Floor Plan of the lease space to include the expansion space

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INITIALS:

LESSOR

EWS

U.S. GOVERNMENT

JB