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| GENERAL SERVICES ADMINISTRATION<br>PUBLIC BUILDING SERVICES<br><br>SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT<br>No.4<br>Page 1 of 3<br>TO LEASE NO.<br><b>GS-03B-11302</b> | DATE<br><br><b>JUL 17 2012</b> |
|---|--|--------------------------------|

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|---|---|
| ADDRESS OF PREMISES 245 East Williamsburg Road<br>Sandston, VA 23150-1638 | Pegasys Document Number (PDN)<br><b>PS0022999</b> |
|---|---|

THIS AGREEMENT, made and entered into this date by and between  
**Mannino LLC**  
whose address is 325 East Williamsburg Road.  
Sandston, VA 23150-1638

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 the tenant improvements and to provide invoicing instructions for the work to be paid lump sum.

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective July 1, 2012 as follows:

A. Paragraphs 1, 2, and 3 of Lease Number GS-03B-11302 are 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:

7,228 Rentable Square Feet which yields 6,789 ANS/BOMA Office Area square feet and related space located on the First Floor at the Sandston Plaza, 245 East Williamsburg Road, in Sandston, Virginia 23150-1638 to be used for such purposes as determined by the General Services Administration."

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on July 1, 2012 through June 30, 2022 subject to termination and renewal rights as may be hereinafter set forth."

"3. The Government shall pay the Lessor annual rent of:

**Years 1 through 5:**

Total Annual Rent: \$206,946.61  
Shell Rent : \$110,227.10  
Amortized Annual Cost for Tenant Improvement Allowance: \$56,460.74  
Interest Rate at which Tenant Alterations are Amortized: 7%  
Amortized Annual Cost for Building Specific Security: \$814.68  
Interest Rate at which Building Specific Security is Amortized: 7%  
Annual Cost of Services: \$39,444.09

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: Mannino LLC

BY  \_\_\_\_\_

OWNER  
\_\_\_\_\_  
(Title)



325 E Williamsburg Rd Sandston VA  
\_\_\_\_\_  
(Address)

BY  \_\_\_\_\_ s Administration, PBS

Contracting Officer  
\_\_\_\_\_  
(Official Title)

**SUPPLEMENTAL LEASE AGREEMENT**

No. 4

**TO LEASE NO.**  
**GS-03B-11302**

**PDN: PS0022999**

**Years 6 through 10:**

Total Annual Rent: \$149,671.19  
Shell Rent : \$110,227.10  
Annual Cost of Services: \$39,444.09

- B. The total cost for the Tenant Improvements (TI) construction is: \$268,377.00, which represents \$237,615.00 to be amortized in the rent over sixty (60) months at an interest rate of seven (7%), and \$30,762.00, which represents the original TI overage of \$17,980.00 and \$12,782.00 in        requested change-orders, shall be paid to the Lessor via a one-time lump sum payment, upon inspection and acceptance of the space by the Government.

The following is a list of the SSA requested Change Orders:

1. Purchase & Installation of Women's Lavatory Handicapped Door Opener -
2. Purchase & Installation of 1 IG Receptacle Outlet at Fax Station -
3. Purchase & Installation of Blinds for Vestibule Window -
4. Purchase & Installation of Quad Outlet in Training Room -
5. Purchase & Installation of Manager's Window -
6. Purchase & Installation of Manager's Window Blinds -
7. Purchase & Installation of Handicap Door Openers at Front/Back Entrances -
8. Purchase & Installation of Quad Receptacle in Multi-Purpose Room -

Total for        Requested Change Orders is: \$12,782.00.

The        space has been completed, inspected and approved by the Government. Lessor shall submit a properly executed original invoice in the amount of \$30,762.00 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 the Lease Contracting Office at:

GSA, Public Buildings Service  
Real Estate Acquisition Division  
20 North 8<sup>th</sup> Street, 8<sup>th</sup> Floor  
Philadelphia, PA 19107-3191  
ATTN: Jean Starr Forcinito (3PRSR)

Initials:

AM  
Lessor

&

JST  
Gov't

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**SUPPLEMENTAL LEASE AGREEMENT**  
No. 4

TO LEASE NO.  
GS-03B-11302

PDN: PS0022999

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 (PS0022999),
3. Include a unique, vendor-supplied, invoice number,
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address.

NOTE: The payee's name and address must exactly match the Lessor's name and address listed on this Supplemental Lease Agreement (SLA).

Payment in the amount of \$30,762.00 shall 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:

ML  
Lessor

&

J&J  
Gov't

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