

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDING SERVICES

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL  
AGREEMENT  
No. 1  
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TO LEASE NO.  
GS-03B-11307

DATE

8/8/12

ADDRESS OF PREMISE

Colonnade  
351 North Mason Street  
Harrisonburg, VA 22802-4128

PS0024090

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

**Colonnade Realty Partners Mixed Use, L.L.C.**

whose address is 1821 Avon Street  
Suite 200  
Charlottesville, VA 22902-8721

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.**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **August 6, 2012**, as follows:


- A. This SLA serves as a Notice to Proceed (NTP) for the build out of Tenant Improvements (TI) in the amount of \$367,474.53.

The summary of Tenant Improvement costs is \$367,474.53, of which \$217,523.78 (adjusted tenant improvement allowance) will be amortized over sixty (60) months at an interest rate of eight percent (8.0%), and \$149,950.75 (TI: \$96,801.22; Security: \$53,149.53) shall be paid to the Lessor via a one-time lump sum payment from the Government, upon inspection and acceptance of the space by the Government. The Lessor shall complete Tenant Improvements within 120 working days of receiving the notice to proceed from the Government.

- B. Upon completion, inspection and acceptance of the space, the Government shall reimburse the Lessor, as described in paragraph A above, upon receipt of an original invoice. A copy of the invoice must be sent to the GSA Contracting Officer for review and approval. Upon approval, the Lessor must submit an invoice including the PDN Number (#PS0024090) directly to GSA Finance, Greater Southwest Region (7BC), P.O. Box 17181, Fort Worth, Texas 76102-181. The invoice must reference the Lease, Supplemental Lease Agreement (SLA), PDN Number PS0024090, invoice date, unique invoice number, name of Lessor as shown on the lease, and it must describe the work completed along with the amount billed.

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:  Use, L.L.C.

BY  (Signature) 8/8/12 (Title)

IN THE  (Signature) 1821 Avon St Suite 200 (Address)  
Charlottesville VA 22902

UNITED STATES  ces Administration, PBS

BY  Contracting Officer  
(Official Title)