

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 2	DATE 3/6/2012
	TO LEASE NO. GS-03B-12007	
ADDRESS OF PREMISE 150 Boush Street, Suite 401 Norfolk, VA 23510-1626		

THIS AGREEMENT, made and entered into this date by and between TOWN POINT FINANCIAL ASSOCIATES, LLC whose address is 150 BOUSH STREET, STE 1200 NORFOLK, VA 23510-1626

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 establish lease commencement date and Annual Rental payments. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 1, 2012, as follows:

A. Paragraph 3 of the Standard Form 2 of the Lease is hereby amended to reflect the change in annual rent for tenant improvements effective March 1, 2012.

"3. The Government shall pay the Lessor an annual rent of \$120,451.19 at a rate of \$10,037.60 per month in arrears from March 1, 2011 through November 30, 2021.

This figure consists of:

March 1, 2012 through November 30, 2016

Total Annual Rent \$120,451.19

Shell Rent: \$85,185.75

Annual Cost of Services: \$25,971.62 per year plus accrued escalations per SFO Paragraph 4.2 "Operating Costs"

Amortized annual cost for Tenant Improvements: 8,000.00 per year

*Interest Rate at with the Tenant Improvement are amortized: Zero Percent (0%)

Amortized annual cost for Building Specific Security: \$1,293.82 per year.

*The total cost of Tenant Improvements of \$38,000.00 being amortized over 57 months at 0%. The Government, at its election, may pay lump sum for Tenant Improvements.

This Supplemental Lease Agreement contains 1 page.

All other terms and conditions shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the above date.

Lessor

BY

IN

United States of America

BY

(Official Title)

Norfolk, VA 23510
(Address)

Contracting Officer

Initials: MA & SH
Lessor & Government

TO LEASE NO. GS-03B-12007

December 1, 2016 through November 30, 2021

Total Annual Rent \$143,398.52

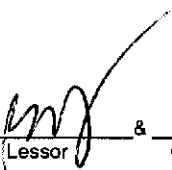

Shell Rent: \$117,426.90

Annual Cost of Services: \$25,971.62 per year plus accrued escalations per SFO Paragraph 4.2 "Operating Costs"

Rent for a lesser period shall be prorated. Rent checks shall be made payable to: Town Point Financial Associates, LLC, 150 Boush Street, Ste 1200, Norfolk, VA 23510-1626."

- B. This Supplemental Lease Agreement (SLA) is being executed to establish the Government's Official Inspection and Acceptance of the Tenant Improvements on March 1, 2012.
- C. Paragraph 4 of the Standard Form 2 of the Lease is hereby amended to determine the exact Termination Date.
"4. The Government may terminate this lease in whole or in part, at any time on or after December 1, 2016 (fifth full year of occupancy) by giving at least ninety (90) days' prior notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

Initials:

 & 
Lessor Government