

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. **GS-03B-12076**  
PEGASYS DOCUMENT NO. N/A

ADDRESS OF PREMISES **Glam Plaza**  
**15567 Lee Highway**  
**Bristol, Virginia 24202-3801**

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

whose address is **Glam Investments Properties, LLC**  
**22159 Whitney Ln**  
**Abingdon, Virginia 24211-6683**

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 the lease effective date, re-state the total Tenant Improvement (TI) costs to be amortized in the rent and commence the annual rent.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective May 17, 2013 as follows:

A. Lease paragraph titled *Lease Term* on page 1 of the Lease, is hereby amended by deleting the existing text in its entirety and substituting in lieu thereof with the following:

"TO HAVE AND TO HOLD the said premises with their appurtenances for the term of ten (10) years, five (5) years firm, beginning on May 17, 2013 through May 16, 2023, subject to termination rights as may be hereinafter set forth."

B. The Government has elected to amortize Tenant Improvement (TI) costs of \$11,530.00, at an interest rate of 0%. The amortized annual TI rent is \$1,153.00. In accordance with lease negotiations, the TI costs stated above reflects an interest rate of 0% over a 120 month period, which exceeds the five (5) year or sixty (60) month firm term of the lease. Should the Government exercise its termination rights, the Government shall have no obligation to pay the Lessor any remaining balance for the Tenant Improvement costs beyond the firm term of the lease.


C. The Government shall pay the Lessor annual rent of \$20,389.00, at the rate of \$1,699.08 per month in arrears (calculated as: annual shell rent of \$12,642.00 plus annual operating costs rent of \$6,594.00 plus amortized annual TI rent of \$1,153.00), subject to future adjustments as set forth in the lease. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: Glam Investments Properties, LLC, P.O. Box 826, Abingdon, Virginia 24212.

This Lease Amendment (LA) contains one (1) page.


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 below date.

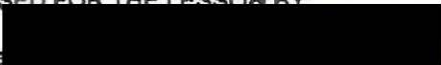
FOR THE LESSOR:

Signature:   
Name: Michael C Noonkester  
Title: Officer  
Entity Name: Glam Investments Properties LLC  
Date: 5/20/13

FOR THE GOVERNMENT:

Signature:   
Name: STANLEY ROSE  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, South Branch  
Date: 20 May 2013

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: David Allen Collins  
Title: Co-Worker  
Date: 5/20/13

Lease Amendment Form 07/12