

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-03B-12086
ADDRESS OF PREMISES 351 North Mason Street Harrisonburg, VA 22802-4128	PS0028478

THIS AMENDMENT is made and entered into between **Colonnade Realty Partners Mixed Use, LLC**

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 change orders 3, 5, 6, 7, 8 and revise the total Tenant Improvement (TI) allowance to be amortized in the rent, revise the amount to be paid via lump sum payment and provide invoicing instructions for work to be paid lump sum.

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 19, 2014 as follows:

- A. This Lease Amendment (LA) formally and officially issues Notice to Proceed (NTP) in the amount of \$2,993.69 for the below outlined change orders.

Change Order #3 – Credit for [REDACTED]. Total Cost = [REDACTED]

Change Order #5 – Relocate Liebert Unit. Total Cost = [REDACTED]

Change Order #6 – Extend conduit for Verizon. Total Cost = [REDACTED].

Change Order #7 – Relocate [REDACTED]. Total Cost = [REDACTED]

Change Order #8 – Relocate magnetometer receptacle. Total Cost = [REDACTED]

This Lease Amendment contains 2 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 below date

FOR THE LESSOR [REDACTED]

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Manager
 Entity Name: Colonnade Realty Partners Mixed Use LLC
 Date: 5/19/14

FOR THE GOVERNMENT [REDACTED]

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Lease Contracting Officer
 Entity Name: GSA, Public Buildings Service
 Date: 5/28/14

WITNESSED FOR THE LESSOR BY: [REDACTED]

Signature: [REDACTED]
 Name: [REDACTED]
 Title: [REDACTED]
 Date: 5/19/2014

- B. Lease Amendment 1 dated March 12, 2014, in the amount of \$250,174.72 as modified by Lease Amendment 2, dated April 23, 2014, which issued Notice to Proceed (NTP) for Tenant Improvements in the amount of \$250,342.72

Due to the Government-approved change orders listed above, the summary of Tenant Improvements cost has been modified as shown below:

\$253,336.41, of which \$245,070.65 will be amortized over sixty (60) months at an interest rate of 6% and \$8,265.76 shall be paid to the Lessor via a onetime lump sum payment from the Government, upon acceptance of the space by the Government.

- C. After inspection and acceptance of work by the Government, a properly executed original invoice in the amount of \$8,265.76 shall be forwarded 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:

GSA, Public Buildings Service
South Branch-3PRNK
Attn: Samantha Poole, Lease Contracting Officer
20 North 8th Street, 8th Floor
Philadelphia, PA 19107-3191

For an invoice to be considered proper, it must:

1. Be received after the execution of this LA
2. Reference the Pegasys Document Number (PDN) specified on this form
3. Include a unique, vendor-supplied, invoice number
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address.

Payment will 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:


LESSOR

&


GOVT