

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT 2.2
	TO LEASE NO. GS-03P-LVA12160
ADDRESS OF PREMISES RIVERS BEND EAST OFFICE & TECHNOLOGY CENTER 13203 NORTH ENON CHURCH ROAD CHESTER, VIRGINIA 23836-3122	PDN Number: PS0030013

THIS AMENDMENT is made and entered into between

whose address is: 13203 North Enon Church Road
Chester, Virginia 23836-3122
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 [REDACTED] additional scope of work and invoicing instructions for the 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 9/30/2014 as follows:

- A. The Tenant Improvement Cost is \$1,968,937.77, of which \$1,127,375.50 shall be amortized in the rent over sixty (60) months at an interest rate of four (4%), and \$841,562.27, which represents \$776,012.27 for the original tenant improvement cost and \$65,550.00 of additional [REDACTED] scope items, and shall be paid to the Lessor via a one-time lump sum payment, upon inspection and acceptance of the space by the Government. The Lessor shall furnish and provide all labor, materials, material handling, tools, equipment, equipment testing, services, and associated work to install, complete and maintain said work outlined in Lease GS-03P-LVA12160 and the Construction Drawings dated 9/2/2014.
- B. The following is a list of the [REDACTED] Scope Changes that have been included in the total tenant improvement costs of \$841,562.27:
 1. Replace building owner locks with [REDACTED]
 2. Add "walk-off" style carpet to each of the new elevators and "man-lock" areas (new space) - [REDACTED]
 3. Garbage Disposal & Ice-maker Hook-ups (new space), fully installed and operationally (power & plumbing) - [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: _____
Name: _____
Title: Managing Partner
Entity Name: Rivers Bend East Office & Tech Center, LLC
Date: 10/7/14

FOR THE GOVERNMENT:
[REDACTED]
Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service, READ
Date: SEP 30 2014

WITNESSED FOR THE LESSOR BY:
[REDACTED]
Signature: _____
Name: _____
Title: _____
Date: 10/7/14

4. Painting of 20,000 SF (first floor) [REDACTED]

Total for [REDACTED] Requested Changes: \$65,550.00

- C. The Lessor shall deliver the space ready for Government occupancy within 80 working calendar days from completion and review of final (100%) construction drawings. The final construction drawings shall include architectural, mechanical, electrical and plumbing drawings. Prior to construction commencement, the Government shall coordinate a design on-board meeting with Lessor to confirm the accuracy of all design elements shown on the Construction Drawings dated 9/2/2014. If necessary and as required, construction drawing(s) revisions and adjustments to tenant improvement pricing shall be made. No construction shall commence until after the [REDACTED] design is finalized and final costs are assessed.
- D. Upon completion of the work, the Lessor shall contact the Lease Contracting Officer for an inspection. After inspection and acceptance of the work by the Government, a properly executed original invoice in the amount of \$841,562.27 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 the Lease Contracting Officer (prior to sending to GSA Finance) at:

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

For an invoice to be considered proper, it must:

1. Be received after the execution of this Lease Amendment,
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: RM & JSF
LESSOR GOVT