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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT No. 104 | DATE <i>19 Sept. 2011</i> |
| | TO LEASE NO. GS-03B-20068 | PEGASYS DOCUMENT NUMBER PS0021459 |

ADDRESS OF PREMISES: 116 Lakeview Parkway
Suffolk, Virginia 23435-2659

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

whose address is: 116 Lakeview Parkway, LLC
30 Broad Street, 35th Floor
New York, New York 10004-2304

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 provide for leased space alterations as outlined in Exhibit A.

NOW THEREFORE, these parties, for the considerations hereafter mentioned, covenant and agree that the said lease is amended effective September 15, 2011:

1. The Lessor shall furnish all labor, materials, tools, equipment, services and associated work to provide, install, complete and maintain said work outlined in Exhibit A.
2. Five (5) working days prior to completion of said work, please notify Rob Quinn, GSA Construction Representative at 757-441-3125 to arrange for a site inspection.
3. The total project costs for the scope of work to be provided pursuant to Exhibit A shall be **\$1,458,258.95**. As the work is completed by the Lessor, the Government shall make progress payments based on the mutually agreed upon schedule of values between the Lessor and Government and the Government's inspection of the work completed and covered by the progress payment .
4. All work for this project shall be performed in accordance with the "General Conditions for Lease Alterations" (Exhibit B), a copy of which is hereby attached and made part of this lease.

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.

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| LESSOR: 116 Lakeview Parkway, LLC | |
| BY _____ (Signature) | <i>Gen. Managing Director</i> _____ (Title) |
| IN THE _____ (Signature) | <i>15601 Dallas Parkway #1600</i> <i>Addicks TX 75001</i> _____ (Address) |

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| UNITED STATES OF AMERICA, GSA, PBS, Real Estate Acquisition Division | |
| BY _____ (Signature) | _____ Contracting Officer (Official Title) |

5. After inspection and acceptance of the work by the Government, a properly executed original invoice shall be forwarded to:

General Service Administration (GSA)
Greater Southwest Region (7BC)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must also be mailed or emailed to:

GSA, Public Building Service
Real Estate Acquisition Division (3PRSC)
Attn. Mr. Sam Ruiz, Lease Contracting Officer
20 North 8th Street, 8th Floor
Philadelphia, PA 19107-3191
sam.ruiz@gsa.gov

For an invoice to be considered proper, it must:

1. Be received after the execution of this SLA;
2. Reference the Pegasys Document Number (PDN) specified on page 1 of this SLA;
3. Include a unique, vendor-supplied, invoice number;
4. Indicate the exact payment amount requested, and;
5. Specify the payee's name and address. The payee's name and address must match exactly the Lessor's name and address listed above and in the Central Contractor Registration (CCR) website (www.ccr.gov)

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

6. The Lessor hereby waives right of restoration as a result of all improvements.
7. Unless and until the Lessor and the Government enter into a subsequent SLA pursuant to which the Lessor agrees to maintain the equipment and ~~other~~ ^{SR} materials being installed as identified in Exhibit A and setting forth the expected maintained services as well as the costs therefore, the Government shall be responsible for the ongoing maintenance of the scope of work to be provided pursuant to Exhibit A following the completion of such work.