

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE 5/24/10
	TO LEASE NO. GS-03B-09386	
ADDRESS OF PREMISE Eastpointe Business Park, Building A 105 Platinum Drive Bridgeport, WV26330-2004	ACT Number PDN PS0017342	

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

whose address is Platinum Leasing, LLC
Two Waterfront Place, Suite 1201
Morgantown, WV 26501-5964

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 commence rent

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective April 27, 2010, as follows:

A. Paragraph 2 of Standard Form 2 of the Lease is hereby amended to include the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on April 27, 2010 through April 26, 2020 subject to termination rights herein the lease.

B. Paragraph 3 of Standard Form 2 of the Lease is hereby following in lieu thereof: amended by deleting the existing text in its entirety and inserting the following:

3. " The Government shall pay the Lessor an annual rent of:
Years 1 - 5: \$265,312.11 annually, broken out as follows;
Shell Rent - \$141,298.40
Operating Cost - \$50,953.28 base cost of service
TI amortized - \$73,060.43

Years 6 - 10: \$192,251.68 annually, broken out as follows; plus accrued escalations per Paragraph 3.5, Operating Costs
Shell Rent - \$141,298.40
Operating Cost - \$50,953.28 (accrued escalations per Paragraph 3.5, base cost of service was established in year 1)

The total cost of Tenant Improvements (TI) is \$320,296.15 of which \$10,982.18 will be paid lump sum; \$309,313.97 will be amortized at the rate of 6.75 % over the first five years of the lease.

Rent for a lessor period shall be prorated. Rent shall be made payable to Platinum Leasing, LLC, Two Waterfront Place, Suite 1201, Morgantown, WV 26501-5964."

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.

Platinum Leasing, LLC
[Redacted Signature]

Managing Member
(Title)

Two Waterfront Place, Suite 1201
(Address)
Morgantown, WV 26501

BY [Redacted Signature]

Contracting Officer
(Official Title)