

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 3 Page 1 of 2	DATE AUG 16 2012
	TO LEASE NO. GS-03B-11333	
ADDRESS OF PREMISE Laconia Building 1144 Market Street, Suite 102 Wheeling, WV 26003-2941	Pegasys Document Number (PDN) PS0023990	

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

whose address is 1144 MARKET ST STE 305
 WHEELING, WV 26003-2941

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 on construction of tenant improvements; a portion to be amortized in the rent and also a portion to be reimbursed via lump sum payment, and to provide invoicing instructions for the work to be paid via lump sum.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 27, 2012, as follows:

A. This SLA serves as Notice to Proceed (NTP) for the Tenant Improvements (TI) construction in the amount of \$258,240.00.

The Tenant Improvement cost is \$258,240.00, of which \$59,220.64 shall be amortized in the rent over sixty (60) months at an interest rate of six percent (6%), and \$199,019.36 shall be paid to the Lessor via one-lump sum payment, upon inspection and acceptance of the space by the Government. The Lessor shall deliver the space ready for Government occupancy within ninety (90) calendar days from this Notice to Proceed.

This Supplemental Lease Agreement 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 above date.

LESSOR: JUSTUS INC.

BY  _____
 (Signature)

Jack Feltn Sec / TREAS
 (Printed Name, Official Title)

IN THE PRESENCE OF
 _____

1144 Market St., Suite 305
 (Address) WHEELING WV

UNITED STATES OF AMERICA, GSA, PBS, REAL ESTATE ACQUISITION DIVISDN

BY  _____

 Contracting Officer
 (Official Title)



SUPPLEMENTAL LEASE AGREEMENT
NO. 3

TO LEASE NO. GS-03B-11333

B. 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 \$199,019.36 shall be forwarded to:

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

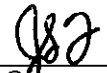
A copy of the invoice must be mailed to the Lease Contracting Office at:

GSA, Public Buildings Service
Real Estate Acquisition Division, South Branch
20 North 8th Street - 8th Floor
Philadelphia, PA 19107-3191
ATTN: Jean Starr Forcinito, C/O Kurt Ramick (3PRSC)

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 (PS0023990),
3. Include a unique vendor-supplied invoice number,
4. Indicate the exact payment amount requested, and
5. Specify the payee's exact legal name and address (The payee's name and address must EXACTLY match the legal business name or DBA associated with it in Central Contractor Registration (CCR) for the associated DUNS.)

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

Initials: _____ & 
Lessor Government