

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. GS-03E-12021
PEGASYS DOCUMENT NO. PS0027301

ADDRESS OF PREMISES: Crossroads Mall
5475 Robert C. Byrd Drive
Mount Hope, West Virginia 25880-9640

THIS AMENDMENT is made and entered into between:

whose address is: PR Crossroads I, LLC
5475 Robert C. Byrd Drive
Mount Hope, West Virginia 25880-9640

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 a one-time lump sum payment for Tenant Improvement (TI) costs overage and Security costs.

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 September 10, 2013 as follows:

- A. Use of the GSA Form 276, Supplemental Lease Agreement (SLA) has been discontinued. All references in the Lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".
- B. In separate letter correspondence, dated September 10, 2013, the Government issued Notice to Proceed (NTP) for tenant and security improvements in the amount \$615,186.69. The Government has elected to amortize the entire Tenant Improvement (TI) allowance of \$359,154.53 in the rent and pay the difference of tenant improvement costs overage and security costs with a one-time lump sum pay not to exceed \$256,032.16.
- C. Upon completion of all tenant and security work by the Lessor, inspection and acceptance by the Government, the Government shall pay the Lessor a one-time lump sum payment not to exceed \$256,032.16.

This Lease Amendment (LA) contains two (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

Signature: _____
Name: Michael Forch
Title: Vice President Asset Management
Entity Name: PR Crossroads I LLC
Date: 9/10/13

FOR THE GOVERNMENT

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service, South Branch
Date: 17 September 2013

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: Angela Yu
Title: Lease Coordinator
Date: 09.12.13

Lessor MAF & Government SR

D. The Lessor shall complete a properly executed original invoice and forward it to:

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

Or

finance.gsa.gov

For an invoice to be considered proper, it must:

- 1) Be received after the full execution of this Lease Amendment (LA) by Lessor and Government;
- 2) Reference the Pegasys Document Number (PDN), specified on page 1 of 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. The payee's name and address must match exactly the Lessor's name and address listed above and in the System for Award Management (SAM) at www.SAM.gov.

-----End-----