

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 2

TO LEASE NO. **GS-03B-12021**  
PEGASYS DOCUMENT NO. N/A

ADDRESS OF PREMISES Crossroads Mall  
5475 Robert C. Byrd Drive, Suite 3  
Mount Hope, West Virginia 25880-9641

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

whose address is: PR Crossroads I, LLC  
5475 Robert C. Byrd Drive  
Bradley, West Virginia 25818-9507

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 establish the lease effective date and commence the annual rent.

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 May 16, 2014 as follows:

A. Paragraph 2 of Standard Form (SF) 2 of the lease is hereby amended by deleting the existing text in its entirety and substituting in lieu thereof with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on May 16, 2014 through May 15, 2024, subject to termination rights as may be hereinafter set forth."

B. Paragraph 3 of Standard Form (SF) 2 of the lease is hereby amended by deleting the existing text in its entirety and substituting in lieu thereof with the following:

"3. The Government shall pay the Lessor annual rent of \$231,868.80 (calculated as: annual shell rent of \$146,943.36 plus annual Cost of Services rent of \$34,920.00 plus annual amortized Tenant Improvement (TI) rent of \$46,746.24 plus annual amortized Building-Specific Security (BSS) rent of \$3,259.20), at the rate of \$19,322.40 per month in arrears, subject to future adjustments as set forth in the Lease. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: PR Crossroads I, LLC 5475 Robert C. Byrd Drive, Bradley, West Virginia 25818-9507."

This Lease Amendment contains one (1) page.

All other terms and conditions of the Lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of this 3rd day of June, 2014.

FOR THE LESSOR:

Signature: \_\_\_\_\_  
Name: Mike P. \_\_\_\_\_  
Title: Vice President - Asset Management  
Entity Name: PR Crossroads I, LLC  
Date: June 2, 2014

FOR THE GOVERNMENT:

Signature: \_\_\_\_\_  
Name: SANDRO RUIZ  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, South Branch  
Date: 3 June 2014

WITNESS:

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Lease Coordinator  
Date: June 2, 2014