## GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE TO LEASE AMENDMENT ADDRESS OF PREMISES Lots 7 & 8 Burr Business Park Kearneysville, WV 25430-0000 LEASE AMENDMENT No. 1 TO LEASE AMENDMENT No. 1 PDN Number: PS0026682

THIS AMENDMENT is made and entered into between

ARC-FD JV, LLC

whose address is:

1054 31st St. NW

Suite 340

Washington, DC 20007-4453

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 incorporate Building-Specific Security costs into the Lease.

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 <u>upon execution by the Government</u> as follows:

- 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 K, within one-hundred eighty (180) calendar days from the date of Tenant Improvement Notice to Proceed (NTP).
- 2. Upon completion and the Government's inspection and acceptance of work in Exhibit A, the Government shall pay the Lessor a one-time lump sum payment of \$314,450.00.
- 3. The Lessor hereby waives restoration as a result of all improvements.

This Lease Amendment contains 3 pages.

|                     |                           | FOR THE GOVERNMENT:                         |
|---------------------|---------------------------|---|
|                     | zyekam                    | Signature: Name:                            |
| Title: Entity Name: | MEMBER<br>ARC-ED TV. U.C. | Title: GSA, Public Buildings Service, 3PRSC |
| Date:               | 6.12.13                   | Date:                                       |
| WITNESSED FO        | OR THE LESSOR BY:         |   |
|                     |                           |   |
| Signature:          |                           |   |
| Name:               | lant bev. Associate       |   |

4. After inspection and acceptance of work by the Government, a properly executed original invoice 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 also be mailed to:

GSA, Public Buildings Service South Service Center Attn: Brian Brophy, Contracting Officer 20 North 8<sup>th</sup> Street, 8<sup>th</sup> Floor Philadelphia, PA 19107-3191

For an invoice to be considered proper, it must:

1. Be received after the execution of this LA

2. Reference the Pegasys Document Number (PDN) specified on 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.

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

INITIALS LESSOR

8

Ang GOVT