

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03B-12090
ADDRESS OF PREMISES Lots 7 & 8 Burr Business Park Keameysville, WV 25430-0000	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

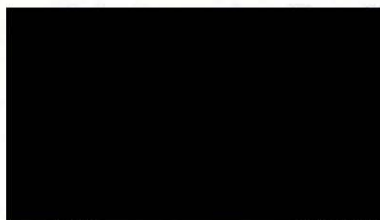
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

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 upon execution by the Government 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.



the lease shall remain in force and effect.
The parties subscribed their names as of the below date.

FOR THE GOVERNMENT:



Signature: _____
Name: _____
Title: MANAGER
Entity Name: ARC-FD JV, LLC
Date: 6.12.13

Signature: _____
Name: _____
Title: _____
GSA, Public Buildings Service, 3PRSC
Date: 6/18/13

WITNESSED FOR THE LESSOR BY:



Signature: _____
Name: PAUL ROY
Title: Senior Dev. Assoc
Date: 6/12/13

