

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-03B-12090
ADDRESS OF PREMISES Lots 7 & 8 Burr Business Park Kearneysville, WV 25430-0000	PDN Number: <b>PS0028290</b>

**THIS AMENDMENT** is made and entered into between

ARC-FD JV, LLC

whose address is: 1054 31<sup>st</sup> 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 issue Notice to Proceed on Tenant Improvements.**

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. This Lease Amendment serves as a Notice to Proceed for the Tenant Improvement (TI) buildout in the amount of \$2,427,722.00, and shall become effective upon Government execution of this Lease Amendment.


The Lessor shall furnish all labor, materials, tools, equipment, services, and associated work to provide, install, complete and maintain said work, outlined in Exhibit A, within **one-hundred eighty (180) calendar days** from the date of Government execution of this Lease Amendment.

2. Upon completion and the Government's inspection and acceptance of space, Government shall pay the Lessor a one-time lump sum payment of \$2,427,722.00.

This Lease Amendment contains 12 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: \_\_\_\_\_  
Title: \_\_\_\_\_  
Entity Name: \_\_\_\_\_  
Date: 2/20/14

**FOR THE**

  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, 3PRSC  
Date: 2/25/2014

**WITNESSED FOR THE LESSOR BY**

Signature:   
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: 2/20/14



3. After inspection and acceptance of work by the Government, a properly executed original invoice in the amount of \$2,427,722.00 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

&

  
GOVT