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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT | LEASE AMENDMENT No. 5 TO LEASE NO. GS-03P-LWV12204 |
| ADDRESS OF PREMISES 233 Lowe Drive Shepherdstown, WV 25443-9602 | PDN Number: n/a |

THIS AMENDMENT is made and entered into between

FEDERAL GROUP INC

whose address is: 233 Lowe Drive
Shepherdstown, WV 25443-9602

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 correct the rent table.**

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 **February 1, 2017** as follows:


A. Paragraph 1.03 A and B of the Lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:

"A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:


| | FIRM TERM | NON FIRM TERM |
|---|---------------------|---------------------|
| | ANNUAL RENT | ANNUAL RENT |
| SHELL RENT ¹ | \$155,253.94 | \$179,951.86 |
| TENANT IMPROVEMENTS RENT ² | \$196,237.93 | \$0.00 |
| OPERATING COSTS ³ | \$112,857.45 | \$112,857.45 |
| BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴ | \$98,865.80 | \$0.00 |
| PARKING ⁵ | \$0.00 | \$0.00 |
| TOTAL ANNUAL RENT | \$563,215.12 | \$292,809.31 |

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

Signature: 
 Name: Karl S. Cook, Jr.
 Title: President
 Entity Name: Federal Group, Inc.
 Date: 2/22/17

FOR THE GOVERNMENT:

Signature: 
 Name: Jessica Herring
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 03/22/2017

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Danielle Lyons
 Title: Executive Assistant
 Date: 2/27/17

¹Shell rent calculation:

(Firm Term) **\$8.26 (rounded)** per RSF multiplied by **18,797** RSF

(Non Firm Term) **\$9.57 (rounded)** per RSF multiplied by **18,797** RSF

²The Tenant Improvement Allowance of **\$877,173.40** is amortized at a rate of **4.5** percent per annum over **5** years.

³Operating Costs rent calculation: **\$6.00 (rounded)** per RSF multiplied by **18,797** RSF

⁴Building Specific Amortized Capital (BSAC) of **\$441,925.00** are amortized at a rate of **4.5** percent per annum over **5** years

⁵Parking costs described under sub-paragraph H below

In instances where the Lessor amortizes either the TI or BSAC for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term."

INITIALS: _____ &  _____
LESSOR GOV'T