

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 7 TO LEASE NO. GS-03P-LWV12204
ADDRESS OF PREMISES 233 Lowe Drive Shepherdstown, WV, 25443-9602	PDN Number: n/a

THIS AGREEMENT, made and entered into this date by and 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 establish the lease term, establish the square footage and establish and commence 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 31, 2017 as follows:


- A. The Lease Term Commencement Date is hereby established as May 31, 2017. The lease term is established as May 31, 2017 through May 30, 2027.
- B. The final TI and BSAC expenditures, including all change orders, are documented as follows: Total of \$1,082,761.28 for the Tenant Improvements (\$877,173.40) and BSAC (\$205,587.88).
- C. Paragraph 1.01, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

"A. Office and Related Space: 17,677 ANSI/BOMA Office Area (ABOA) (18,797 rentable) square feet of office and related space located on the 1st floor of the Building, as depicted on the floor plan attached to Lease Amendment #3."

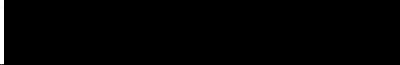
This Lease Amendment contains 2 pages.

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.

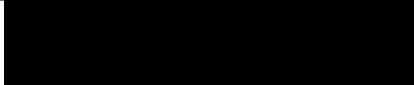
FOR THE LESSOR:

Signature: 
Name: Thomas R. Lowe, Jr.
Title: President
Entity Name: Federal Group
Date: July 7, 2017

FOR THE GOVERNMENT:

Signature: 
Name: Jessica Herling
Title: Lease Contracting Officer
GSA, Public Buildings Service, 3PSSX
Date: 07/07/2017

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Angela C. Kutcher
Title: Dir. Guest Services
Date: 7/7/17

- D. Paragraph 1.03, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

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

	FIRM TERM (YRS 1-5)	NON-FIRM TERM (YRS 6-10)
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$155,263.94	\$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	\$45,993.35 \$40,032.14	\$0.00
PARKING ⁵	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$510,361.46	\$292,809.31

¹Shell rent calculation: \$510,342.67

(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 \$205,587.88 are amortized at a rate of 4.5 percent per annum over 5 years

⁵Parking costs described under sub-paragraph H below."

- E. Paragraph 1.12 of the Lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:

"The total percentage of space occupied by the Government under the terms of the lease is equal to 56 percent of the total space available in the lessor's building, and will be used as the basis for computing the Government's pro-rata share of real estate taxes, as defined in the "Real Estate Tax Adjustment" paragraph. The percentage of occupancy is derived by dividing the total Government space of 18,797 rentable square feet by the total building space of 33,699 rentable square feet."

INITIALS:


LESSOR

&


GOVT