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| <b>GENERAL SERVICES ADMINISTRATION</b><br><b>PUBLIC BUILDINGS SERVICE</b><br><br><b>LEASE AMENDMENT</b> | LEASE AMENDMENT No. 4<br><br>TO LEASE NO. <b>GS-03P-LWV12204</b> |
| ADDRESS OF PREMISES<br>233 Lowe Drive<br>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 issue Notice to Proceed for Change Orders per Exhibit A.

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. This Lease Amendment (LA) formally and officially issues Notice to Proceed in the amount of **\$384,486.40** for additional Tenant Improvements and BSAC as outlined in Exhibit A. The proposals are hereby incorporated into the lease by reference.
- B. Following the Notice to Proceed amount of **\$384,486.40** the Government carries a remaining balance of \$347,264.68, which is available for change orders, which consists of \$0 for TI and \$347,264.68 for BSAC.
- C. The total expended TI and BSAC amount of **\$971,833.72** will be amortized into the rent at 4.5% over 5 years per the lease. Paragraph 1.03 "Rent and Other Consideration" Section A will be amended via a separate Lease Amendment to reflect the final Tenant Improvement expenditure, including any change orders, at the completion of the project.

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

**FOR THE LESSOR:**

Signature: \_\_\_\_\_  
 Name: Kenneth F. Lowe, Jr.  
 Title: President  
 Entity Name: Federal Group, Inc.  
 Date: 2/1/17

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_  
 Name: Jessica Herring  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 2/14/2017

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
 Name: Danielle Lyons  
 Title: Executive Assistant  
 Date: 2/1/17