

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-LMD12167
<b>ADDRESS OF PREMISES</b> 212 West Main Street, Suite #305 Salisbury, MD 21801-4838	Pegasys Document Number (PDN) PS0032880

**THIS AMENDMENT** is made and entered into between **Plaza Gallery, LLC**

whose address is: 212 West Street, Suite #305  
Salisbury, MD 21801-4838

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 the tenant improvements, and provide invoicing instructions for work to be paid lump sum.

**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 as follows:

- A. This Lease Amendment (LA) formally and officially documents the Government's Notice to Proceed with Tenant Improvements in the amount of \$46,743.50 in accordance with the Lessor's proposal dated August 26, 2015.
- B. The total Tenant Improvement amount of \$46,743.50 is to be paid as follows: \$31,900.05 amortized in the rent at an interest rate of 5% over five (5) years, and the balance of \$14,843.45 to be paid via a one-time lump sum payment. All lump sum payments shall be paid upon inspection and acceptance by the Government of the said alterations. The Lessor hereby waives restoration as a result of all improvements.
- C. Upon completion of the work, the Lessor shall notify the contracting officer to arrange for an inspection. After inspection and acceptance of the work by the Government, a properly executed invoice shall be submitted at:

<http://www.finance.gsa.gov>

OR

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

FOR THE GOVERNMENT:

Signature: \_\_\_\_\_  
 Name: PAULINE GROSS  
 Title: MEMBER  
 Entity Name: PLAZA GALLERY LLC  
 Date: 12/9/15

Signature: \_\_\_\_\_  
 Name: Ashia Bell-Merroy  
 Title: Lease Contracting Officer  
 Entity Name: Real Estate Acquisition Division, Region 3  
 Date: ~~April 9, 2015~~ 12/9/15

WITNESSED FOR THE LESSOR BY:

Signature: \_\_\_\_\_  
 Name: STACY D. POWELL  
 Title: \_\_\_\_\_  
 Date: December 9, 2015

General Services Administration (GSA)  
Greater Southwest Region (78C)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

A copy of the invoice must also be mailed to:

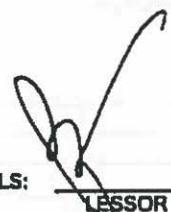
GSA, Public Buildings Service  
South Branch-3PRNK  
Attn: Akisha Bell-Flenory, Lease Contracting Officer  
20 North 8<sup>th</sup> Street, 8<sup>th</sup> Floor  
Philadelphia, PA 19107-3191

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