

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
LEASE AMENDMENT	TO LEASE NO. GS-03P-LVA12157
ADDRESS OF PREMISES 2551 Eltham Avenue Norfolk, Virginia 23513-2505	PDN Number:

THIS AMENDMENT is made and entered into between

whose address is: **Norfolk First, LLC**
7600 Wisconsin Avenue, 11th Floor
Bethesda, Maryland 20814-3657

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 incorporate the Government's temporary use of approximately 3,596 rentable square feet of space located at 2551 Eltham Avenue, Suite G, Norfolk, Virginia 23513-2505 (the "Temporary Space").



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 of the agreement as follows:

- A. Subject to the terms of this Amendment and subject to the terms of the Lease (as applicable), the Lessor hereby allows the Government to use the Temporary Space for storage purposes only during the construction of the Premises (as defined in the Lease). The Government's rights under this Amendment will commence upon full execution of this Amendment, and shall terminate on the tenth (10th) business day following substantial completion of the Premises (the "Temporary Space Expiration Date").
- B. The Temporary Space shall be accessible to the Government 24 hours a day.
- C. The Government acknowledges that the Temporary Space is being delivered to the Government and the Government accepts the Temporary Space in its "as is" condition.
- D. The Lessor is providing the Temporary Space as swing space while the Premises is under construction. Accordingly, the Temporary Space shall be provided at no additional cost to the Government until the Temporary Space Expiration Date. If the Government remains in possession of the Temporary Space following the Temporary Space Expiration Date, the Lessor has the right to change the locks on the Temporary Space, retake possession of the Temporary Space without notice to the Government, and remove the items from the Temporary Space and return the items to the Government at the Veteran Business Administration's expense.
- E. This Amendment and Government's right to use the Temporary Space may be terminated by Lessor at any time, for any reason, or for no reason upon Lessor's delivering at least ten (10) days prior written notice to Government, which notice must state Lessor's election to terminate this Amendment and the desired termination date, which desired termination date must be at least ten (10) days after the date that Lessor's notice is given. Early termination of this Amendment and Government's right to use the Temporary Space shall not affect the Lease in any way, whatsoever.


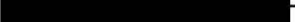
This Lease Amendment contains 1 page.

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: VP & COO
 Entity Name: Proforma Real Estate
 Date: 2/3/15

FOR THE GOVERNMENT:

Signature: 
 Name: 
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 2/4/15

WITNESSED:

Signature: 
 Name: 
 Title: EXECUTIVE ASSISTANT
 Date: 2/3/15