GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1	
LEASE AMENDMENT	TO LEASE NO. GS-03P-LWV12124	
ADDRESS OF PREMISES	PDN Number: PS0032030	
Research Ridge 3596 Collins Ferry Road Morgantown, West Virginia 26505-2374		

THIS AMENDMENT is made and entered into between

Whitman Augusta Morgantown, Inc.

whose address is:

3606 Collins Ferry Road, Suite 105

Morgantown, West Virginia 26505-2363

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 construction of the Tenant Improvements, of which a portion shall be amortized in the rent and a portion shall be paid lump sum, and to provide invoicing instructions for the 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 **upon execution by the Government** as follows:

A. This Lease Amendment serves as Notice to Proceed (NTP) for the Tenant Improvements (TI) construction in the amount of \$395,368.36, in accordance with all Lease Requirements, the Special Requirements, the Design Intent Drawings (DIDs) and Construction Drawings.

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in f IN WITNESS WHEREOF, the parties subscribed their name		
FOR THE LESSOR:	FOR THE	
Signature: Name: Title: Entity Name: Date:  Signature:  Patrick ISC Sposito  Patrick ISC Sposito  Augusta Nagon  Coloris	Signature Name: Title: Date:	e Center

WITNESSED FOR THE LESSON BY

Signature:

Name:

Title:

Robert Exkenrod
acilities Management Conidination

Date:

The total Tenant Improvements cost is \$395,368.36, of which \$230,100.00 shall be amortized in the rent over the full Lease term of ten (10) years at an interest rate of three point two-five (3.25%) percent, and \$165,268.36 shall be paid to the Lessor via a one-time lump sum payment from the Government. The Lessor shall deliver the space ready for Government occupancy within one hundred-twenty (120) working days from issuance of this Notice to Proceed.

B. Upon completion of the work, the Lessor shall contact the Lease Contracting Officer for an inspection. After inspection and acceptance of the work by the Government, a properly executed original invoice in the amount of \$165,268.36 shall be submitted at:

## http://www.finance.gsa.gov

- OR -

A properly executed original invoice shall be forwarded to:

General Services Administration, Greater Southwest Region (7BCP) P.O. Box 17181 Fort Worth, TX 76102-0181

If invoicing either electronically or by mail, a copy of the invoice must also be mailed to the Lease Contracting Officer at:

GSA, Public Buildings Service Real Estate Acquisition Division 20 North Eighth Street, 8th Floor Philadelphia, PA 19107-3191 Attn: John McFadden

For an invoice to be considered proper, it must:

- Be received after the execution of this LA.
- Reference the Pegasys Document Number (PDN#: PS0032030) specified on this form,
- Include a unique, vendor-supplied, invoice number,
- Indicate the exact payment amount requested, and
- Specify the payee's name and address. The payee's name and address must EXACTLY match the Legal Business Name or DBA associated with it in Central Contractor Registration (CCR) for the DUNS included above.

Payment in the amount of \$165,268.36 shall 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.

All other terms and conditions of the lease shall remain in force and effect.

INITIALS:

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Lease Amendment Form 12/12