

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-LWV12191
ADDRESS OF PREMISES Vessel Documentation 792 TJ Jackson Dr. Falling Waters, WV 25419-9549	PDN Number: N/A

THIS AMENDMENT is made and entered into between

Rental Properties Inc.

whose address is: 222 Langston Blvd.
Martinsburg, WV 25404-6598

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 update the shell building improvements.

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 June 17, 2015, as follows:

A. Lease Paragraph 1.19 Building Improvements (2012) is hereby deleted in its entirety and replaced with the following:

"1.19 BUILDING IMPROVEMENTS (2012)

At no additional cost to the Government, the Lessor shall complete the following additional Building Shell Improvements within 120 calendar days of the Government's approval of the Design Intent Drawings (DIDs):

1. A new, weather-tight roof, in materials satisfactory to the LCO;
2. A new HVAC system, in compliance with Lease Section 3;
3. Interior and exterior lighting upgrades, in compliance with Lease Section 3;
4. Cyclical replacement paint, carpet tile, VCT, and wall base (inclusive of the moving and returning of furnishings), in compliance with Lease Sections 5 and 6.

The new HVAC system and interior and exterior lighting upgrades shall serve as cost effective energy upgrades in compliance with the

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



Signature: _____
Name: _____
Title: President
Entity Name: Rental Properties Inc.
Date: 6-22-15

FOR THE GOVERNMENT:



Signature: _____
Name: Curtis O'Donnell
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 6/24/2015

WITNESSED FOR THE LESSOR BY:



Signature: _____
Name: Tamara G. Dixon
Title: Secretary
Date: 6/22/15

Energy Independence and Security Act. All building improvements shall be maintained by the lessor, in compliance with requirements set forth in the Lease.

All building shell and tenant improvement work shall be completed after Normal Hours. A construction schedule and phasing plan shall be provided to the LCO within 5 calendar days of Government DID approval."

INITIALS: *LS* LESSOR & *CO* GOVT