

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u>06</u>
	TO LEASE NO. GS-03B-09409
LEASE AMENDMENT	
ADDRESS OF PREMISES: 210 BEISER BLVD DOVER, DE 19904-7790	PDN Number: PS0027484

THIS AMENDMENT is made and entered into between Direct Invest Dover, LLC

whose address is: 114 North Main Street, Suite 100  
Suffolk, VA 23434-4546

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 establish the Lease Term Commencement Date, Lease Term and order changes to the tenant 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 August 29, 2013, as follows:

1. The Lease Term Commencement Date is hereby established as August 29, 2013. The Lease Term is established as August 29, 2013 through August 28, 2023, subject to termination and renewal rights as set forth in Paragraphs 1.05 and 1.06 of the Lease.
2. Rent shall be paid in accordance with Paragraph 1.03 Subparagraph A and Paragraph 1.04 of the Lease.
3. Paragraph 1.03, Subparagraphs B and C, of the Lease are hereby deleted in their entirety.
4. Paragraph 1.04 of the Lease is hereby amended to add the following language:

"NOTE: Commissions and/or credits are treated as confidential financial information and are not for public disclosure. The information is not for use for any other purpose than that for which it is provided without consent of the GSA Lease Contracting Officer."


5. The GSA Form 1204, Condition Survey Report, comprised of 6 pages, prepared on August 29, 2013, is hereby incorporated by reference. The Lessor shall complete all items noted on the Condition Survey Report no later than September 30, 2013.

All other terms and conditions of the lease shall remain in force and effect. This Lease Amendment contains 12 pages.

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


FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature:   
Name: \_\_\_\_\_  
Title: MANAGER  
Entity Name: Direct Invest Dover, LLC  
Date: 10.22.13

Signature:   
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: October 22, 2013

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: \_\_\_\_\_  
Title: Member  
Date: 10.22.13

6. This Lease Amendment serves as Notice to Proceed with Change Order Nos. 10, 14, 15, 16 and 17, which total \$166,288.24. All work associated with these change orders shall be completed no later than November 15, 2013, and shall be memorialized in the As-Built drawings in accordance with the Lease requirements. Upon completion of the work, the Lessor shall notify the Contracting Officer to arrange for an inspection. After the Government's inspection and acceptance of the work, a properly executed original invoice shall be submitted. Invoicing instructions may be found in Paragraph 7 below.

- a. Change Order #10 – Site Perimeter Modifications for a total cost of [REDACTED]. The Government accepted drawing for site perimeter modifications and the cost proposal is hereby attached as Exhibit A.
- b. Change Oder #14 – Add Corner Guards for a total cost of [REDACTED].
- c. Change Order #15 – Add Baby Change Station in Room 135 for a total cost of [REDACTED].
- d. Change Order #16 – Add Larger [REDACTED] for a total cost of [REDACTED].
- e. Change Order #17 – Add Visitor Phone connecting Rooms 136 and 144 for a total cost of [REDACTED].

7. The original invoice for the changes must be submitted directly to the GSA Finance Office at the following address:

General Services Administration  
FTS and PBS Payment Division (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-0181.

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration  
Attn: Rebekah Cowles, Contracting Officer  
20 North 8<sup>th</sup> Street  
Philadelphia, PA 19107-3101.

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA Pegasys Document Number (PDN) PS0027484.

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

INITIALS:

  
LESSOR

&

  
GOVT