

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
No. 3

DATE

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6/26/06

TO LEASE NO.
GS-03B-06310

ADDRESS OF PREMISE Wedgewood Building South
Building # 3
4420 Buckeystown Pike
Frederick, MD 21704

ACT Number

THIS AGREEMENT, made and entered into this date by and between
85 South, LLC

whose address is 4600 Wedgewood Boulevard, Suite A
Frederick, MD 21703

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 on change orders number 8, 9, 14, 15, 16, 17, 18, 19 and establish the cost for these changes to be incorporated in the tenant improvement portion of the rent after acceptance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended,
effective June 20, 2006, as follows:

IN WITNESS WHEREOF, the parties subscribed their names as of the above date. To incorporate additional requirements.

- A. This shall serve as official notice to proceed on the below change orders not to exceed \$296,362.95. Please note that the Tenant Improvement rental component, as outlined in Supplemental Lease Agreement Number 2, will change to incorporate the below Tenant Improvement costs over the firm term which ends on June 2, 2015 at a rate of 7.75%. The specific rental rate will more specifically be set forth in a subsequent Supplemental Lease Agreement once these changes have been accepted.

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

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

LESSOR: 85

BY
(Signature)
IN THE PRESENCE

(Signature)

Authorized Person

(Title)

*4600 Wedgewood Blvd.
Frederick, MD 21703*

(Address)

UNITED STATES OF AMERICA General Services Administration, PBS, Allegheny Service Center

Contracting Officer

(Official Title)

SUPPLEMENTAL LEASE AGREEMENT

No. 2

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Change order 8 - Sealer on Warehouse Floors			
Cost	\$		
10% Overhead & Profit	\$		
Subtotal	\$	202,429.25	
Change order 9 - Interior Signage			
Cost	\$		
10% Overhead & Profit	\$		
Subtotal	\$	2,546.45	
Change order 14 - Paint Plywood			
Cost	\$		
10% Overhead & Profit	\$		
Subtotal	\$	1,111.57	
Change order 15 - Fiber Cable			
Cost	\$		
10% Overhead & Profit	\$		
Subtotal	\$	26,969.02	
Change order 16 - Tele data lines			
Cost	\$		
10% Overhead & Profit	\$		
Subtotal	\$	39,762.34	
Change order 17 - CAT 5 Cables			
Cost	\$		
10% Overhead & Profit	\$		
Subtotal	\$	5,919.53	
Change order 18 - CAT 5 Cables			
Cost	\$		
10% Overhead & Profit	\$		
Subtotal	\$	16,433.57	
Change order 19 - Knox Switches			
Cost	\$		
10% Overhead & Profit	\$		
Subtotal	\$	1,191.22	
TOTAL CHANGE ORDER COST:	\$	296,362.95	

Initials: M & Gov't
Lessor Gov't