GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES
SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISE Plaza Office Building
1710 Underpass Way
Hagerstown, MD 21740-6924

THIS AGREEMENT, made and entered into this date by and between Dominick J. Perini
whose address is 1710 Underpass Way, Suite 200
Hagerstown, MD 21740-6968
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 square footage, lease term, annual rent and to provide for lump sum payment.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 9, 2010 as follows:

A. Paragraph 1 A. of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

"The lessor hereby leases to the Government the following described premises:

9,120 Rentable square feet of office and related space yielding 8,000 ANSI BOMA office area square feet and related space on the 1st floor at The Plaza Office Building, 1710 Underpass Way, Hagerstown, MD, 21470-6924 to be used for such purposes as determined by the General Services Administration."

B. Paragraphs 2 and of the Standard Form 2 are hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

"TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on August 9, 2010 through August 8, 2020, subject to termination and renewal rights as may be hereinafter set forth."

ALL OTHER TERMS AND CONDITIONS OF THE LEASE SHALL REMAIN IN FULL FORCE AND EFFECT.

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C. Paragraph 3 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

3. The Government shall pay the Lessor annual rent per month in arrears as follows:

   Years 1 - 5: Total Rate: $198,836.53 Annually
   Shell Rent: $69,603.20 per year
   Amortized annual cost for Tenant Improvement Allowance*: $82,282.93 per year
   Interest rate at which Tenant Alterations are amortized: 9.18%
   Annual Cost of Services: $47,150.40 per year, plus accrued escalations per Paragraph 3.4, Operating Costs

*The total tenant improvement allowance is $328,934.51 which is being amortized at 9.18% over five years.

   Years 6 - 10: Total Rate: $212,750.40 Annually
   Shell Rent: $165,600.00 per year
   Annual Cost of Services: $47,150.40 per year, plus accrued escalations per Paragraph 3.4, Operating Costs

Rent for a lesser period shall be prorated. Payment shall be made payable to:

   Dominick J. Perini/Plaza Office Building
   1710 Underpass Way, Suite 200
   Hagerstown, MD 21740-6968

D. Punch list items shall be completed by September 17, 2009.

E. Paragraph A. of Supplemental Lease Agreement Number 4 is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

   Dominick J. Perini is hereby authorized to proceed below slab rock removal and vent pipe tie-in in the agreed upon amount of $328,934.51 in accordance the change order requests dated 4/26/10 and 5/13/10 respectively. The Government will pay a one time lump sum payment upon completion and acceptance of the improvements in the amount of $328,934.51.

Upon completion of all the above referenced work, the Lessor shall notify the Contracting Officer for final inspection and acceptance of the space. After inspection and acceptance of such work by the Government, an advanced faxed copy of the invoice must be sent to GSA at 215-446-6165 or review and approval. Upon approval by the Contracting Officer, the lessor must submit a properly executed invoice to the Greater Southwest Region (7BC), P.O. Box 17181, Fort Worth, Texas 76102-0181.

A properly executed invoice must reference the PON number, lease, and SLA number and a description of the work and amount billed. Payment in the above referenced amounts for these improvements will become due within thirty (30) days of acceptance of the work by the Government.