THIS AGREEMENT, made and entered into this date by and between Bayswater Corporation whose address is 12070 Old Line Centre, Suite 303 Waldorf, MD 20602-3535 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 lump-sum payment for Tenant Improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective November 10, 2010, as follows:

A. In separate correspondence dated 11/10/2010, the Government has issued a Notice to Proceed for Tenant Improvements in the amount of $322,126.83.

B. The Government shall reimburse the Lessor in a one-time lump sum payment in the amount of $295,684.92, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

The original invoice 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: Joe Beck
20 North 8th Street, 9th Floor
Philadelphia, PA 19107

For an invoice to be considered proper, it must:
1) be received after the execution of this SLA,
2) reference Pegasys Document Number (PDN) PS0018950
3) include a unique, vendor-supplied invoice number
4) indicate Lease contract number, building address, and a description, price, and quantity of the items delivered
5) specify the payee's name, address, and the following DUNS+4 number:

All of the signatures on this agreement remain in force and effect.

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

[Signatures]

[Title]

[Address]

[Date]

[Place]

UNITED STATES OF AMERICA - General Services Administration

BY ____________________________

[Official Title]

GSA FORM 276 (REV. 7-67)