

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-03B-12057
LEASE AMENDMENT	
ADDRESS OF PREMISES Curtis Business Center 711 E. Ordnance Road, Suite 705-713 Baltimore, Maryland 21226-1770	PDN Number: PS0025891

THIS AMENDMENT is made and entered into between **Merritt-094, LLC**

whose address is: 2066 Lord Baltimore Drive
Baltimore, Maryland 21244-2501

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 **provide for alterations to the storage room, conference room, and restrooms in accordance with attached scope of work.**

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 March 4, 2013 as follows:

- A. The Lessor shall furnish all labor, materials, tools, equipment, services, and associated work to provide, install, and complete the attached scope of work (Exhibit A) in accordance with the Lessor's proposal (Exhibit B).
- B. Upon receipt of this Lease Amendment (LA) and within seven (7) calendar days, the Lessor shall develop a schedule for the work to be completed and submit to Jennifer Kauffmann. The schedule shall be reviewed and approved by the Government. Progress meetings shall be held as necessary, at the discretion of the GSA Contracting Officer. All security requirements shall be adhered to throughout the duration of this alterations project.
- C. The Lessor shall complete all alterations, improvements, and repairs required by this Lease Amendment (LA) and deliver the space within *ninety (90)* calendar days from receipt of this Notice to Proceed LA.

This Lease Amendment contains ^{10 JK} 8 pages.

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

FOR THE LESSOR:

Signature: _____
 Name: _____
 Title: _____
 Entity Name: Merritt - 094, LLC
 Date: 4/11/13

FOR THE GOVERNMENT:

Signature: _____
 Name: _____
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, Real Estate Acquisition Division
 Date: 4/15/2013

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: _____
 Title: _____
 Date: 4/11/13

- D. The total cost to the Government for the alterations is **\$234,890.00** and shall be paid via a one-time lump sum payment to the Lessor upon the Government's, GSA and [REDACTED] collectively, inspection, acceptance, and approval of the said alterations. Any change orders that effect this pricing shall be submitted in writing to the GSA Contracting Officer for their approval. Five (5) days prior to completion of the work, please notify Joe Dreisch, GSA Lease Administrator 410-786-9911, to arrange for an inspection.
- E. After inspection and acceptance of the work by the Government, a properly executed invoice shall be submitted at <http://www.finance.gsa.gov> or a properly executed original invoice shall be forwarded to:

General Services Administration
Greater Southwest Region (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

If invoicing either electronically or by mail, a advance copy of the invoice must also be faxed to the Contracting Officer at 215-209-0589:

For an invoice to be considered proper, it must:

- ◆ Be received after the execution of this LA,
- ◆ Reference the Pegasys Document Number (PDN) specified on this form,
- ◆ Include a unique, vendor-supplied, invoice number,
- ◆ Indicate the exact payment amount requested, and
- ◆ Specify the payee's name and address. The payee's name and address must EXACTLY match the Legal Business Name or DBA associated with it in Central Contractor Registration (CCR) for the DUNS included above.

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

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

INITIALS: MSD & JK
LESSOR GOV'T