

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-12080
ADDRESS OF PREMISES Valley Commerce Center 1041 Washington Pike Bridgeville PA 15017-2704	PDN Number: PS0029045

THIS AMENDMENT is made and entered into between Valley Commerce Center, L.P

whose address is: Eleven Parkway Center, Suite 300
Pittsburgh, PA 15220-3614

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 Tenant Improvements and to incorporate a revised Building Specific Security form.

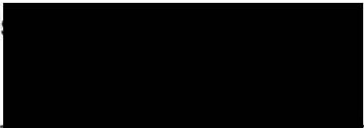
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective May 22, 2014 as follows:

- A. The Government hereby issues a Notice to Proceed for construction of Tenant Improvements in the amount of \$1,100,741.43 in accordance with all Lease requirements and the Design Intent Drawings. The Government will pay the Lessor a one time lump sum payment in the amount of \$580,669.57. The remaining portion, \$520,071.86, will be amortized over the first ten (10) years of the lease at 7.0% upon completion, inspection, and acceptance of the space. Any change orders that effect this pricing shall be submitted in writing to the Contracting Officer for their approval.
- B. The Lessor shall furnish, install, and maintain all labor, materials, tools, equipment, services and associated work to complete the attached price proposal for the initial build out of the Government's space. The work shall be completed within 80 working days from receipt of permits.
- C. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$580,669.57, upon receipt of an original invoice after completion, inspection, and acceptance of


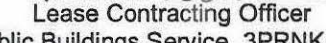
This Lease Amendment contains 4 pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

Signature: 
Name: CURTIS BOZEMAN
Title: PRESIDENT
Entity Name: VALLEY COMMERCE CENTER, L.P.
Date: 6/6/14

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: Lease Contracting Officer
GSA, Public Buildings Service, 3PRNK
Date: 6/11/14

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: ALICE BOZEMAN
Title: VP
Date: 6/6/14

the space by the Contracting Officer. The Lessor hereby waives future restoration rights as a result of these improvements. After inspection and acceptance of these items and all other lease requirements, the Lessor must submit a properly executed invoice at <http://www.finance.gsa.gov>.

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

General Services Administration
The Strawbridges Building
Attn: Rachel Wallen
20 N. 8th Street – 8th floor
Philadelphia, PA 19107

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the lease
- Lease contract number, building address, description of the work, price, and quantity of items delivered
- GSA PDN # PA0029045

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

D. The attached building specific security form replaces exhibit E of the lease document.

INITIALS: CR & RW
LESSOR GOV'T