

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No.3 Page 1 of 2 TO LEASE NO. GS-03B-09387	DATE MAY 05 2010																														
ADDRESS OF PREMISE 1430 Kristina Way Chesapeake, VA 23320-8916	Pegasys Document Number (PDN) PS0017028																															
THIS AGREEMENT, made and entered into this date by and between Crossways Associates, LLC																																
whose address is 7600 Wisconsin Avenue 11th Floor Bethesda, MD 20814-3661																																
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 for Change Orders # 10-16																																
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>upon execution by the Government</u> , as follows:																																
This Supplemental Lease Agreement (SLA) formally and officially issues Notice to Proceed in the amount of \$24,723.60 for Change Orders # 10-16. SLA 1 issued NTP for the initial Tenant Improvement amount of \$693,148.36. SLA 2 issued NTP for Change Orders # 1-9 in the amount of \$65,668.80.																																
The total Tenant Improvement cost is \$783,540.76.																																
The Lessor shall provide, install and maintain the total Tenant Improvement amount representing the following: Tenant Improvement of \$783,540.76., to be paid as follows, (1) \$743,589.86, comprised of the Initial Tenant Improvement amount of \$693,148.36 issued via SLA 1, as well as Change Orders #1-8 issued via SLA 2 in the amount of \$50,441.50, amortized in the rent at an interest rate of 8% over five years, (2) Change Order # 9 in the amount [REDACTED] to be paid via a one-time lump sum payment, (3) Change Orders #10-16 in the amount of \$24,723.60 to be paid via a one-time lump sum payment. All lump sum payments shall be paid upon inspection and acceptance by the Government of the said alterations.																																
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Initial Tenant Improvement – NTP issued on 10/15/09</td> <td style="width: 5%; text-align: center;">\$</td> <td style="width: 15%; text-align: right;">693,148.36</td> </tr> <tr> <td>Change Orders 1 - 9 via SLA 2</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">[REDACTED]</td> </tr> <tr> <td>Change Order 10 – Lounge 119 Electrical Upgrades</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">[REDACTED]</td> </tr> <tr> <td>Change Order 11 – Rooms 101-104 Ceiling Upgrades</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">[REDACTED]</td> </tr> <tr> <td>Change Order 12 – Open Office Area Fixture Upgrades</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">[REDACTED]</td> </tr> <tr> <td>Change Order 13 – Lounge 118 Additional Casework</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">[REDACTED]</td> </tr> <tr> <td>Change Order 14 – Room 105 Wall Partition</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">[REDACTED]</td> </tr> <tr> <td>Change Order 15 – Lounge 119 Casework & Plumbing</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">[REDACTED]</td> </tr> <tr> <td>Change Order 16 – [REDACTED] After Hours Installation</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">[REDACTED]</td> </tr> <tr> <td style="text-align: right;">TOTAL TENANT IMPROVEMENTS:</td> <td style="text-align: center;">\$</td> <td style="text-align: right;">783,540.76</td> </tr> </table>			Initial Tenant Improvement – NTP issued on 10/15/09	\$	693,148.36	Change Orders 1 - 9 via SLA 2	\$	[REDACTED]	Change Order 10 – Lounge 119 Electrical Upgrades	\$	[REDACTED]	Change Order 11 – Rooms 101-104 Ceiling Upgrades	\$	[REDACTED]	Change Order 12 – Open Office Area Fixture Upgrades	\$	[REDACTED]	Change Order 13 – Lounge 118 Additional Casework	\$	[REDACTED]	Change Order 14 – Room 105 Wall Partition	\$	[REDACTED]	Change Order 15 – Lounge 119 Casework & Plumbing	\$	[REDACTED]	Change Order 16 – [REDACTED] After Hours Installation	\$	[REDACTED]	TOTAL TENANT IMPROVEMENTS:	\$	783,540.76
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TOTAL TENANT IMPROVEMENTS:	\$	783,540.76																														
[REDACTED]	and effect. of the above date.																															
[REDACTED] (Signature)	Timothy M. Zulick Senior VP, Leasing																															
[REDACTED] (Signature)	First Potomac Realty Trust 7600 Wisconsin Ave., 11th Floor Bethesda, MD 20814 (Address)																															
UNIT [REDACTED] Administration, PBS BY [REDACTED]	Contracting Officer (Official Title)																															

SUPPLEMENTAL LEASE AGREEMENT

No. 3

Page 2 of 2

TO LEASE NO.
GS-03B-09387

After inspection and acceptance of work by the Government, a properly executed original invoice in the amount of \$24,723.60 shall be forwarded to:

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

A copy of the invoice must also be mailed to:

GSA, Public Buildings Service
South Branch, Richmond Section (3PRSR)
Attn: Doug Dooling, Contracting Officer
20 North 8th Street, 9th Floor
Philadelphia, PA 19107-3191

For an invoice to be considered proper, it must:

1. Be received after the execution of this SLA
2. Reference the Pegasys Document Number (PDN) specified on this form
3. Include a unique, vendor-supplied, invoice number
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address.

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

Initials: TMZ & DD
Lessor Gov't