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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT No.2 Page 1 of 2 | DATE 3/19/12 |
| ADDRESS OF PREMISE 245 East Williamsburg Road Sandston, VA 23150-1638 | | TO LEASE NO. GS-03B-11302 Pegasys Document Number (PDN) PS0022999 |

THIS AGREEMENT, made and entered into this date by and between
Mannino LLC

whose address is 325 East Williamsburg Road.
Sandston, VA 23150-1638

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 the tenant improvements and to provide invoicing instructions for the work to be paid lump sum.**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 19, 2012 as follows:

- A. This SLA serves as Notice to Proceed (NTP) for the Tenant Improvements (TI) construction in the amount of \$255,595.00.

The Tenant Improvement cost is \$255,595.00, of which \$237,615.00 shall be amortized in the rent over sixty (60) months at an interest rate of seven (7%), and \$17,980.00 shall be paid to the Lessor via a one-time lump sum payment, upon inspection and acceptance of the space by the Government. The Lessor shall deliver the space ready for Government occupancy within 120 calendar days from issuance of this Notice to Proceed.
- B. Upon completion of the work, the Lessor shall contact the lease contracting officer for an inspection. After inspection and acceptance of the work by the Government, a properly executed original invoice in the amount of \$17,980.00 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 the Lease Contracting Office at:

GSA, Public Buildings Service
Real Estate Acquisition Division
20 North 8th Street, 8th Floor
Philadelphia, PA 19107-3191
ATTN: Jean Starr Forcinito (3PRSR)

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 above date.

LESSOR: Mannino LLC

BY  _____

President

(Title)



Notary Public
EXPIRES 10-31-12
cert # 147373

207 W. Nine Mile Road
HIGHLAND SPRINGS, VA 23075

(Address)

UNITED STATES OF AMERICA, General Services Administration, PBS

BY  _____

Contracting Officer

(Official Title)

SUPPLEMENTAL LEASE AGREEMENT

No. 2

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**TO LEASE NO.
GS-03B-11302**

PDN: PS0022999

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 (PS0022999),
3. Include a unique, vendor-supplied, invoice number,
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address.

NOTE: The payee's name and address must exactly match the Lessor's name and address listed on this Supplemental Lease Agreement (SLA).

Payment in the amount of \$17,980.00, shall 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:

AM
Lessor

&

JSZ
Gov't