

LEASE AMENDMENT

TO LEASE NO. GS-03B-11325

ADDRESS OF PREMISES

Main Street Tower
300 East Main Street
Norfolk, Virginia 23510-1753

PDN Number: PS0028151

THIS AMENDMENT is made and entered into between

BGK Main Street Tower Operating Associates, LP

whose address is: 330 Garfield Street – Suite 200
Santa Fe, New Mexico 87507-2612

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 Design Services for the USCG 4th & 7th Floors Alterations Project.

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 upon execution by the Government as follows:

- A. Lessor shall provide design services, per the attached design proposal, in preparation for the [REDACTED] 4th & 7th Floors alterations project.
- B. The total cost to the Government for the design services is \$37,188.11, which represents \$35,417.25 for Francis & Reeve interior design services and Lessor's 5% management fee of \$1,770.86 and shall be paid via a one-time lump sum payment to the Lessor upon completion of the 100% Construction Drawings and Government's acceptance of the 100% Construction Drawings.
- C. The Lessor shall complete the 100% Construction Drawings within thirty (30) days of issuance of this notice to proceed.

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: [REDACTED] Operating Associates, LP
 Signature: [REDACTED]
 Name: Paul Gierquin
 Title: Vice President
 Entity Name: BGK Main Street Tower Operating Associates, LP
 Date: March 25, 2014

FOR THE GOVERNMENT: [REDACTED]
 Signature: [REDACTED]
 Name: [REDACTED]
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 4/17/14

WITNESSED: [REDACTED]
 Signature: [REDACTED]
 Name: [REDACTED]
 Title: VICE PRESIDENT
 Date: 3/25/2014

D. Upon completion of the design work, the Lessor shall notify the lease contracting officer. After acceptance of the design work by the Government, a properly executed original invoice shall be forwarded to:

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

A copy of the invoice must also be mailed to the Lease Contracting Officer at:

GSA, Public Buildings Service
Real Estate Acquisition Division
The Strawbridge Building - 8th Floor
20 N. 8th Street
Philadelphia, PA 19107-3101
Attn: Jean Starr Forcinito

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 (PS0028151),
- 3) include a unique, vendor-supplied, invoice number,
- 4) indicate the exact payment amount requested, and
- 5) specify the payee's name and address. The payee's name and address must EXACTLY match the lessor's name and address listed above, or, if completed, the remittance name and address specified below. If the Lessor chooses to have payments sent an address other than the one listed above, that remittance address must be entered below.

Remit To:

Payment in the amount of \$37,188.11 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.

INITIALS:


LESSOR

&


GOV'T