GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES

SUPPLEMENTAL LEASE AGREEMENT

ADDRESS OF PREMISES: 509 Resource Row
Chesapeake, VA 23320

THIS AGREEMENT, made and entered into this date by and between:
Whose address is: Walsh FBI Chesapeake, LLC
929 West Adams Street
Chicago, IL 60302-3021

deputized 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 clarify the current lease documents.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said
Lease is amended, effective the date shown above, as follows:

PCO No: 0016 Dual Height Keypad Pedestal at PSE
Lessor PCO No 6007 Amount $0.00 Days: 0 calendar days

Scope: Replace POR paragraph 4.4.B.8 with the revised paragraph:

8. Keypad: This access control keypad is mounted on a pedestal for easy use by the driver of an
authorized vehicle. The keypad mounting pedestal shall have two necks for dual height keypad
installation. The keypad will activate the sliding gate, its respective traffic arm and the hydraulic
barrier.

The keypad and respective loop detector shall be located 10'-0" on center from the related
traffic arm.

The keypad will be furnished by the government, all other mounting and accessories shall be
provided by the Lessor.

LEAS E NO GS-03B-11352
Supplemental Lease Agreement 008
Scope: Replace POR paragraph 10.4, 10.5, 12.1, and 12.2 with the revised paragraph provided in the Norfolk POR Revisions, dated 5/8/2012, Part A, Item 12 reading as follows:

10.4

A. The lessor shall provide perimeter which have been

B. The system shall be installed by factory trained and certified installers with a minimum of 5 years of experience in the installation of the to be provided for this project.

C. As part of the rental rate and for the life of the lease, the lessor shall provide periodic maintenance performed by factory trained and certified technicians at the manufacturer's recommended service intervals. A minimum of one week's notice shall be provided to the in advance of any planned maintenance.

D. All repairs to the system shall be performed by factory trained and certified technicians. Repair personnel shall respond to the site and repair the unit(s) within 24 hours of a request, barring unusual circumstances where a large part may have to be ordered.

E. The lessor shall provide proper operation and sequencing per Government requirements during the development of the design. Power for the system shall be fed the essential power system.

F. The vehicular access gates shall operate in unison with the. Speed bumps shall be provided to control approach speeds.

G. Nameplate shall be permanently attached to each. Data shall be legibly marked on corrosion-resistant metal plates and shall consist of at least the following:

1. Manufacturer's name.
2. Model number.
3. Serial number.
4. Date of Manufacture.

H. shall be provided with following options:

1. Programmable Logic Controller (PLC) based control system with local Uninterruptible Power Supply (UPS) protection for the PLC system.

2. Delta Scientific touch screen master control panel (in Room 91A) with annunciator, reset, all needed wiring, with slave panel and Hirsch control override. Master panel to handle as many as provided by the lessor. Push button controls for emergency fast operation. The master control panel shall show status of the.

3. Slave control panel (in VSF) with annunciator; reset all needed wiring, with slave panel and Hirsch control override. Slave panel to handle as many HVB's as provided by the lessor. Push button controls for up down positions. Push buttons and indicator lights shall show the status of the.

4. Stop/go signal arms in front of (one per).
5. Stop/go signal lights in front of (provide two per - one in each direction)

6. auxiliary limit switch (one per).

7. In-driveaway, vehicle presence detector loop (two per).

8. Hydraulic power units (HPU) sufficient to move all with all associated hoses, wiring and electrical disconnects

9. Emergency hydraulic hand pump, manual operating system (one per hydraulic power unit).

10. Manual method to lower/raise the without hydraulics

11. Vehicle detector loop sensors shall be protected against electronic pulses received during generator startup

12. Emergency fast up operation (one second raise)

13. Hydraulic oil reservoir heater unit for each HPU

14. Snow melting, heat tape on each drive surface.

15. The shall be fully galvanized

16. Locked outdoor rated remote panel on a pedestal at the.

17. Options recommended by the HVB manufacturer based on the site and weather conditions.

10.5 SEQUENCE OF OPERATIONS

1. Normal Mode:
1. A vehicle approaches the entrance which has the gate in the up position with no guard present in the VSF.

2. The vehicle pulls up to the government furnished access control keypad as well as over entry (first) vehicle detection loop (arming loop) that is imbedded in the driveway right beside the keypad.

3. The driver enters a code. Upon validation of the code by the access control system, and acknowledgement by the arming loop that there is a vehicle present, a voltage is sent to the gate and control system and the gate will open.

4. After the gate has lowered and the gate has opened, the traffic arm shall rise, and simultaneously the traffic light shall turn green, at which time the vehicle will drive over the (second) vehicle detection loop, the traffic light shall turn from green to red.

5. Once the vehicle is through and the trailing (third) vehicle detection loop and no longer detects a vehicle's presence, the traffic arm will lower immediately, the gate will rise, and the gate will close.

6. If a second vehicle approaches the entrance and actuates the arming loop before the first vehicle clears the third detection loop, the gate shall still complete the cycle; however the gate shall reverse and remain open or begin to open for the second vehicle. If the gate is down because the first vehicle has not yet cleared the third vehicle detection loop when the second vehicle's code is validated by the access control system, then the barrier shall remain down, and the light and arm shall allow the vehicle to go. After the first vehicle crosses the third loop, the gate goes up and arm coming down, but the gate held open for the second vehicle. Although a complete cycle is required for each vehicle, the gate may remain open for back to back cycles.

7. The gates and arm for each drive lane shall operate independently from one another.

I. Special Mode:
1. High traffic mode: With a guard present, the fence gate will be held in the open position and the gate will be controlled by push buttons from inside the VSF. In addition, while the fence gate held open, the keypad shall operate the barrier and loop operation of the gate only.

2. Parade mode: With a guard present at the entrance, all system is locked open from the master or the slave control panels. The traffic light is always green.

3. The operation of the gate and arm may always be overridden by a remote master control panel mounted in Room 91 inside the Office Building.

4. From the slave panels, the EFO shall only operate perspective entrance. But from the master panel, the EFO shall operate all entrances.

5. The gates shall have the ability to be locked in either the up or down position from all control stations (Room 91 and VSF).

6. More detail sequence of operation shall be provided after the award. The lessor shall design in compliance with the System Version 2011.

PCO No: 0030  Surface Mount Electrical in SWEs

| Lessor PCO No | 6014 | Amount: | Days: | 0 calendar days |

Scope: Amend POR paragraph 14 (Room Data Matrix Legend), Architectural, SWE, by adding a new paragraph 15 reading as follows:

15. All electrical and data pathways and boxes in SWE perimeter walls shall be surface-mounted. Devices shall be surface mounted only on the SWE side of the partition. Wiremold may be used in lieu of conduit.

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Supplemental Lease Agreement 008
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<table>
<thead>
<tr>
<th>PCO No: 0067</th>
<th>Low Profile Floor Boxes and Outlets</th>
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<tbody>
<tr>
<td>Lessor PCO No</td>
<td>6032</td>
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<td>Amount:</td>
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<td>Days:</td>
<td>0 calendar days</td>
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</table>

**Scope:** In the POR Room Data Matrix Legend, Special Electrical Notes, insert a new Note 46 reading as follows:

"46. Provide Wiremold 880 M2 low-profile recessed floor boxes for power, data, and telephone at locations requested by [Lessor]. There will be a total of seventeen (17) data/comm boxes and a total of seventeen (17) power boxes. Power boxes shall have two (2) duplex receptacles.

<table>
<thead>
<tr>
<th>PCO No: 0070</th>
<th>SWE Cabinets</th>
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<tbody>
<tr>
<td>Lessor PCO No</td>
<td>6053</td>
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<td>Amount:</td>
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**Scope:** In POR section 14 (Room Data Matrix Legend) under the heading of Architectural and sub-heading of "SWE," amend paragraph 15 by the addition of the following: "Provide surface mounted millwork cabinets behind the doors into SWE rooms as shown on Detail 4, sheet E-801 and two [Lessor] photos labelled 20121008 Photo 1 and 2."

Provide cabinets at the following door locations:
1. 234B Clas Conf File Room
2. 327 Comm/Server Room
3. 330B Night Duty
4. 343I Exec. Mtg Room

<table>
<thead>
<tr>
<th>PCO No: 0080</th>
<th>UPS for</th>
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<tr>
<td>Lessor PCO No</td>
<td>6064</td>
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<td>Days:</td>
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**Scope:** Amend POR paragraph 7.19 by inserting a new sub-paragraph B reading as follows:

"B. Provide an Uninterruptible Power Supply (UPS) sized to power the [Lessor] circuits denoted on drawing E-101 for ten minutes."

<table>
<thead>
<tr>
<th>PCO No: 0086</th>
<th>Fitness Center Ceiling Height</th>
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<tbody>
<tr>
<td>Lessor PCO No</td>
<td>6069</td>
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<tr>
<td>Amount:</td>
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<tr>
<td>Days:</td>
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**Scope:** Increase clear ceiling height in the Fitness Center by 6 inches above minimum height specified in POR 5.6.B.

Amend the Room Data Matrix Legend, Special Architectural, Note 12, by inserting a new subparagraph f reading as follows: "f. Ceiling height shall be 6 inches higher than minimum height specified in POR 5.6.B."
<table>
<thead>
<tr>
<th>PCO No</th>
<th>Scope</th>
</tr>
</thead>
<tbody>
<tr>
<td>0089</td>
<td>Delete the requirement for dock seals at the Receiving Dock. Add two (2) 40&quot; heavy duty double arm dock lights, U Line model H-1439 or similar. Modify POR 4.7.C sub-paragraph 3 by replacing the words &quot;with dock seals&quot; with the words &quot;without dock seals. Provide two (2) 40&quot; double arm dock lights, U Line model H-1439 or similar.&quot;</td>
</tr>
<tr>
<td>0091</td>
<td>Provide all server power within room 108B in plug mold and attached to the cable tray 7 foot above the finished floor as detailed more specifically on sheet E-501/Detail 10. Amend Room Data Matrix Legend, Special Electrical Note 43 by adding a new sub-paragraph c reading as follows: &quot;c. Provide server power installed in wiremold plug mold attached to the cable tray, 7 ft above finished floor.&quot;</td>
</tr>
<tr>
<td>0092</td>
<td>Replace the current Room Data Matrix, which is contained in section 13.0 of the POR with the revised RDM dated 11/20/2012 [Proliance Design Document Number 02054R00]. The purpose of this RDM update is to formalize changes in room sizes and quantities resulting from the DID development process. It is mutually agreed that there is no cost or credit resulting from this RDM replacement. To the extent that there are any changes in the RDM requirements that result in a cost change, those changes are still subject to an equitable adjustment.</td>
</tr>
<tr>
<td>0093</td>
<td>Revise the size of the door conduits A and D from 3/4 inch to 1/2 inch and provide a junction box at the top of each conduit. Replace the Door Conduit Condition page of the POR with the revised Door Conduit Condition page entitled &quot;PCO 093, 1/15/13&quot;</td>
</tr>
<tr>
<td>0094</td>
<td>Insert a new sub-paragraph C at POR section 7.6 (Protected Distribution System) reading: &quot;C. The (PDS) layout on the 2nd floor shall be as shown on annotated sheet E-402 labeled &quot;PDS Revision Drawing for PCO 094&quot; dated 1/17/2013.&quot;</td>
</tr>
<tr>
<td>PCO No: 0097</td>
<td>Delete Power for Lessor PCO No 6078</td>
</tr>
<tr>
<td>Scope: Delete power and associated conduit for exterior mounted on the building.</td>
<td></td>
</tr>
<tr>
<td>Replace POR 7.9.E.3, reading &quot;The Lessor shall provide 120V power supply fed from the emergency power system to all &quot; with the following: &quot;The Lessor shall provide 120V power supply fed from the emergency power system to the pole mounted but NOT to the exterior mounted to the exterior of the building.&quot;</td>
<td></td>
</tr>
</tbody>
</table>

| PCO No: 0100 | Drop Box with Receptacle Lessor PCO No 6075 | Amount: | Days: 0 calendar days |
| Scope: Modify Special Architectural Note 25 in the POR Room Data Matrix Legend by deleting the first sentence, reading "Provide through wall drop slot for after hours drop off into this room" and replacing it with a revised first sentence reading "Provide through wall drop slot WITH RECEPTACLE for after hours drop off into this room." |

| PCO No: 0101 | Enhancements Lessor PCO No 6067 | Amount: | Days: 0 calendar days |
| Scope: Provide forty-five (45) TV mounts per request. |
| Amend POR 7.10.D by inserting a new sub-paragraph 2 reading as follows: "2. In addition to those otherwise specified, furnish forty-five (45) sets of full motion (sliding and swivel) mounting hardware for 23 to 55 inch flat panel televisions." |

| PCO No: 0103 | Design Fee for Dedicated Outlets (PCO 096) Lessor PCO No 6073 | Amount: $1,134.79 | Days: 0 calendar days |
| Scope: Provide engineering and design services to accomplish the changes included in PCO 096, pasted below for reference: |
| In the POR Room Data Matrix Legend, Special Electrical Notes, amend Note 8 by adding the following: "Provide dedicated outlets above counter as noted below:"

<table>
<thead>
<tr>
<th>Comment</th>
<th>Room</th>
<th>Dedicated outlets</th>
</tr>
</thead>
<tbody>
<tr>
<td>1393</td>
<td>1A101</td>
<td>Provide dedicated outlets for all above counter outlets&quot;</td>
</tr>
</tbody>
</table>

In the POR Room Data Matrix Legend, Special Electrical Notes, amend Note 9 by adding the following: "Provide dedicated outlets above counter as noted below:"

<table>
<thead>
<tr>
<th>Comment</th>
<th>Room</th>
<th>Dedicated outlets</th>
</tr>
</thead>
<tbody>
<tr>
<td>1385</td>
<td>167</td>
<td>Provide two (2) dedicated outlets above counter</td>
</tr>
<tr>
<td>1387</td>
<td>174B</td>
<td>Provide dedicated outlets for all above counter outlets</td>
</tr>
<tr>
<td>1392</td>
<td>336</td>
<td>Provide dedicated outlets for all above counter outlets&quot;</td>
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PCO No: 0104  
**Design Fee for Changes (PCO 099)**

<table>
<thead>
<tr>
<th>Lessor PCO No</th>
<th>Amount</th>
<th>Days: 0 calendar days</th>
</tr>
</thead>
</table>

**Scope:** Provide engineering and design services to accomplish the changes included in PCO 099, pasted below for reference:

Incorporate changes requested by Brian Courtney as annotated in the 14-page set of drawings entitled "Revisions for PCO 099" dated 1/17/2013. See Proliance for drawings.

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PCO No: 0105  
**Rain Delay Time Extension**

<table>
<thead>
<tr>
<th>Lessor PCO No</th>
<th>Amount</th>
<th>Days: 7 calendar days</th>
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</table>

**Scope:** Extend the project duration by seven (7) calendar days.

Replace the first sentence of SFO paragraph 1.19.A with the following, revised first sentence:

A. The entire office building, annex and parking structure must be completed and ready for occupancy by October 4, 2013.

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The lump sum payment noted in SLA 002, Section B to be paid to the LESSOR upon acceptance of the leased space is hereby modified as indicated in the Summary of Supplemental Lease Agreements, attached hereto.

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.

LE \[Redacted\]

BY \[Redacted\]  

IN \[Redacted\]  

UNITED STATES OF AMERICA  
BY \[Redacted\]  

\[Manager\]  
(Title)  

929 West Adams St. Chicago, IL 60607  
(Address)  

\[Signature\]  
(Official Title)  

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**LEASE NO GS-038-11352**  
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