

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No.4 Page 1 of 2	DATE 9/25/12
	TO LEASE NO. GS-03B-12004	

ADDRESS OF PREMISE World Trade Center 101 West Main Street Norfolk, VA 23510-1646	Pegasys Document Number (PDN)
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THIS AGREEMENT, made and entered into this date by and between

WTC Financial Associates, LLC
C/O Harbor Group Management, LLC

whose address is

101 West Main Street #1800
Norfolk, VA 23510-1690

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 establish the square footage, establish the lease term, establish the annual rent, and establish the rental rate for the lease term.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 23, 2012 as follows:

This lease, GS-03B-12004, shall supersede Lease No. GS-03B-02336 effective August 23, 2012.

A. Paragraph 1 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

"1. The Lessor hereby leases to the Government the following described premises:

36,584 Rentable Square Feet yielding approximately 32,375 ANSI/BOMA Office Area square feet and related space located on the 6th & 8th Floors, at the World Trade Center, 101 West Main Street, Norfolk, VA 23510-1646, together with nine (9) Structured parking spaces, as depicted on Exhibit A, attached to the original lease

to be used for such purposes as determined by the General Services Administration."

B. Paragraph 2 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on August 23, 2012 through August 22, 2022, subject to termination and renewal rights as may be hereinafter set forth."

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: WTC Financial Associates, LLC by WTC Managing Co., LLC, its manager
 B. [Redacted] Robert S. Friedman
 Vice President

IN THE PRESENCE OF [Redacted] 999 Waterside Drive, Suite 2300
 Norfolk, VA 23510
 (Address)

UNITED STATES OF AMERICA - General Services Administration, PBS
 BY [Redacted] Contracting Officer
 (Official Title)

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GS-03B-12004**

C. Paragraph 3 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

"3. The Government shall pay the Lessor annual rent of \$901,376.58 at the rate of \$75,114.71 per month in arrears. Rent for a lesser period shall be prorated. Payment shall be made electronically and shall be made payable to :

WTC Financial Associates, LLC
C/O Harbor Group Management, LLC
101 West Main Street #1800
Norfolk, VA 23510-1690"

D. Paragraph 13 of the Rider to Lease is hereby amended to reflect the following updated annual rental rates:

Years 1 through 5:

The total annual rent of \$901,376.58 breaks down as follows:

Shell Rent: \$640,220.00 per year

Amortized annual cost for Tenant Improvement Allowance: \$43,942.99 per year

Interest rate at which Tenant Alterations are amortized: 8%

Amortized annual cost for Building Specific Security: \$19,659.99 per year

Annual Cost of Services: \$197,553.60 per year

Years 6 through 10:

The total annual rent of \$837,773.60 breaks down as follows:

Shell Rent: \$640,220.00 per year

Annual Cost of Services: \$197,553.60 per year

Initials:


Lessor

&


Gov't