GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 1

TO LEASE NO. GS-038-12034

ADDRESS OF PREMISE
105 Tech Parkway
Building 5
Stafford, VA 22556-8618

PDN # PS0023549

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

Route 610 Investments Building 5, LLC
whose address is 400 Charles Street
Fredericksburg, VA 22401-6089

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 and establish the costs for Tenant Improvement Work.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, Effective May 17, 2012, as follows:

A. This Supplemental Lease Agreement (SLA) formally and officially issues Notice to Proceed for the alterations to 26,210 ANSI/BOMA square feet of office and related space for the Grantee on the 1st and 2nd floors at 105 Tech Parkway, Building 5, Stafford, VA under GSA Lease Contract No. GS-038-12034.

B. The total amount for the work is $980,966.18. The cost breakdown is as follows:

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Subcontractor Bids</td>
<td>$795,710.00</td>
</tr>
<tr>
<td>General Conditions (5%)</td>
<td>$39,785.50</td>
</tr>
<tr>
<td>General Contractor Fee (5%)</td>
<td>$39,785.50</td>
</tr>
<tr>
<td>Architectural/Engineering Fee</td>
<td>$58,972.50</td>
</tr>
<tr>
<td>Lessor's PM Fee (5%)</td>
<td>$46,712.68</td>
</tr>
<tr>
<td><strong>Total Cost</strong></td>
<td><strong>$980,966.18</strong></td>
</tr>
</tbody>
</table>

C. The Lessor shall furnish all labor, materials, tools, equipment, services, and associated work to perform alterations in accordance with the standards set forth in the lease, the Government-approved design intent drawings, the 100% Construction Drawings dated 4/12/2012, and the subsequent Addendum 1 dated 4/27/2012.

D. This SLA includes the following document attached hereto and incorporated into the Lease Contract:

1. TICS Table provided by WACK General Contractor, dated May 8, 2012.

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: ROUTE 610 INVESTMENTS BUILDING 5, LLC

ADD CHARLES ST, FREDERICKSBURG, VA 22401
(Address)

IN WITNESS WHEREOF: the parties subscribed their names as of the above date.

UNITED STATES OF AMERICA - General Services Administration, Public Buildings Service

BY: (Signature) Contracting Officer

(Address)

GSA FORM 276 (REV. 7-67)
E. Upon final execution of this SLA, the Lessor shall develop a Construction Schedule. The Construction Schedule shall be reviewed and approved by the Government. Progress Meetings shall be held as necessary.

F. All work shall be Substantially Completed by the Lessor no later than August 13, 2012. Final Completion of minor punch list items shall be within fourteen (14) calendar days of the date of Substantial Completion.

G. Upon Substantial Completion of the work, the Lessor shall notify Joe Beck, Contracting Officer, at (215) 446-4536 to arrange for inspection. Said inspection and acceptance of such work by the Government shall occur within seven (7) calendar days of Lessor’s notification. Following the same, rent shall commence on the date of acceptance of Substantial Completion by the Government.

H. After inspection and acceptance of such work by the Government, an advanced faxed copy of the invoice must be sent to GSA at (215) 446-5193 for review and approval. Upon approval by the Contracting Officer, the Lessor must submit the properly executed invoice directly to the GSA Finance Office electronically at:

http://www.finance.gsa.gov

-OR-

A proper executed original invoice shall be forwarded to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoices must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Joe Beck
20 North 8th Street
8th Floor, Philadelphia, PA 19107

For an invoice to be considered proper, it must:

1) be received after the execution of this SLA,
2) reference Pegasys Document Number (PDN) PS0023549,
3) include a unique, vendor-supplied, invoice number,
4) indicate the exact payment amount requested, and
5) specify the payee’s name & address. Payee’s name and address must EXACTLY match the Lessor’s name & address listed above.