

June 30, 2010

TO LEASE NO.

GS-03B-09316

ADDRESS OF PREMISE 1250 Edwin Miller Boulevard
Martinsburg, WV 25404-3753

Pegasys Document Number (PDN)

THIS AGREEMENT, made and entered into this date by and between
Rental Properties Inc.

whose address is 222 Langston Boulevard
Martinsburg, WV 25404-6598

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 and establish the annual rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 21, 2010 as follows:

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

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

A total of 3,510 rentable square feet (RSF) of office and related space, which yields 3,322 ANSI/BOMA Office Area square feet (ABOA) of space in the Edwin Miller Professional Center, 1250 Edwin Miller Boulevard, Martinsburg, WV 25401-3753.

Included in the rent at no additional cost to the Government are 4 parking spaces for the Government with 2 more spaces being made available over the term of the lease."

- 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 May 21, 2010 through May 20, 2025, subject to termination and renewal rights as may be hereinafter set forth."

- 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 \$106,532.68 at the rate of \$8,877.72 per month in arrears. Rent for a lesser period shall be prorated. Payment shall be made electronically and shall be made payable to :

Rental Properties Inc.
222 Langston Boulevard
Martinsburg, WV 25404-6598"

se shall remain in force and effect.
bscribed their names as of the above date.

nc.

President

(Title)

*222 Langston Blvd
Martinsburg, WV 25404*

(Address)

UNITED STATES OF AMERICA General Services Administration, PBS

SCANNED

Contracting Officer

(Official Title)

SUPPLEMENTAL LEASE AGREEMENT

No. 3

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D. Paragraph 12 of the Rider to the Lease revised by Supplemental Lease Agreement 1 is hereby amended to reflect the following updated annual rental rates:

Years 1 through 10:

Shell Rent: \$63,329.56 per year.

Amortized annual cost per ABOA for Tenant Alteration Allowance*: \$20,679.96 per year

Interest rate at which Tenant Alterations are amortized: 7%

Annual Cost of Services: \$22,523.16 per year plus accrued escalations per Paragraph 3.4 "Operating Costs"

Years 11 through 15:

Shell Rent: \$57,177.90 per year.

Amortized annual cost per ABOA for Tenant Alteration Allowance: N/A

Annual Cost of Services: \$22,523.16 per year plus accrued escalations per Paragraph 3.4 "Operating Costs"

SCANNED

Initials:

LS & SM
Lessor Gov't