ADDRESS OF PREMISES Mountaineer Motor Building 
694 Beverly Pike 
Elkins, West Virginia 26241-9998

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

Orion Development, RA VIII, Inc. 
whose address is: 4125 Freedom Way 
Weirton, West Virginia 26062-5209

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 remove the entire Tenant Improvements Rent and related elements, stated under Section 1.03 of the Lease and re-state the annual rental components.

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 August 15, 2014 as follows:

A. Paragraph A, under Section 1.03 Rent and Other Consideration (Aug 2011) of the Lease is hereby amended by deleting the existing text in its entirety and substituting in lieu thereof with the following:

A. The Government shall pay the Lessor annual rent, payable monthly installments in arrears, at the following rates:

<table>
<thead>
<tr>
<th>Description</th>
<th>Firm Term</th>
<th>Non Firm Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shelf Rent</td>
<td>$53,643.72</td>
<td>$53,643.72</td>
</tr>
<tr>
<td>Annual Rent</td>
<td>$10.04/RSF</td>
<td>$10.04/RSF</td>
</tr>
<tr>
<td>Tenant Improvements Rent³</td>
<td>$0.00</td>
<td>$0.00/RSF</td>
</tr>
<tr>
<td>Operating Costs</td>
<td>$23,081.76</td>
<td>$23,081.76</td>
</tr>
<tr>
<td>Annual Rate/RSF</td>
<td>$4.32/RSF</td>
<td>$4.32/RSF</td>
</tr>
<tr>
<td>Building Specific Security²</td>
<td>$480.87</td>
<td>$0.00/RSF</td>
</tr>
<tr>
<td>Annual Rate/RSF²</td>
<td>$0.09/RSF</td>
<td>$0.00/RSF</td>
</tr>
<tr>
<td>Total Annual Rent</td>
<td>$77,106.35</td>
<td>$76,725.48</td>
</tr>
<tr>
<td>Annual Rate/RSF</td>
<td>$14.45/RSF</td>
<td>$14.36/RSF</td>
</tr>
</tbody>
</table>

³The Tenant Improvements Allowance is amortized at a rate of 6.5% percent per annum over Five (5) years. 
²Rates may be rounded.

This Lease Amendment contains one (1) page.

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 LEASEE:

Signature: __________________________
Name: Franklin L. Neely
Title: Vic Pres.
Entity Name: Orion Development RA VIII, Inc.
Date: 9-2-14

FOR THE LESSOR:

Signature: __________________________
Name: __________________________
Title: Lease Contracting Officer
GSA, Public Buildings Service, South Branch
Date: 2 September 2014

WITNESS:

Signature: __________________________
Name: __________________________
Title: __________________________
Date: 9-2-14

Lease Amendment Form 07/12