GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

ADDRESS OF PREMISES
212 West Main Street, Suite #305
Salisbury, MD 21801-4838

Pegasys Document Number (PDN)
PS0032880

LEASE AMENDMENT No. 1
TO LEASE NO. GS-03P-LMD12167

THIS AMENDMENT is made and entered into between Plaza Gallery, LLC
whose address is: 212 West Street, Suite #305
Salisbury, MD 21601-4838

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 for the tenant improvements,
and provide invoicing instructions for work to be paid lump sum.

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 as follows:

A. This Lease Amendment (LA) formally and officially documents the Government's Notice to Proceed with Tenant
   Improvements in the amount of $46,743.50 in accordance with the Lessor's proposal dated August 26, 2015.

B. The total Tenant Improvement amount of $46,743.50 is to be paid as follows: $31,900.05 amortized in the rent at an
   interest rate of 5% over five (5) years, and the balance of $14,843.45 to be paid via a one-time lump sum payment.
   All lump sum payments shall be paid upon inspection and acceptance by the Government of the said alterations. The
   Lessor hereby waives restoration as a result of all improvements.

C. Upon completion of the work, the Lessor shall notify the contracting officer to arrange for an inspection. After
   inspection and acceptance of the work by the Government, a properly executed invoice shall be submitted at:

   http://www.finance.gsa.gov

OR

This Lease Amendment contains 2 pages.

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 LESSOR:

Signature: [Redacted]
Name: [Redacted]
Title: Member
Entity Name: Pegasys LLC
Date: 12/19/15

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: [Redacted]
Title: Lease Contracting Officer
Entity Name: Real Estate Acquisition Division, Region 3
Date: 12/19/15

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: J. D. Poole
Title: [Redacted]
Date: December 9, 2015

Lease Amendment Form 12/12
A copy of the invoice must also be mailed to:

GSA, Public Buildings Service
South Branch-3PRNK
Attn: Akilah Bell-Flenory, Lease Contracting Officer
20 North 8th Street, 6th Floor
Philadelphia, PA 19107-3191

For an invoice to be considered proper, it must:

1. Be received after the execution of this LA
2. Reference the Pegasys Document Number (PDN) specified on this form
3. Include a unique, vendor-supplied, invoice number
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address.

Payment will be due within thirty (30) calendar days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.