

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u>1</u>
	TO LEASE NO. GS-03B-09483
ADDRESS OF PREMISES 3305 AIRLINE BOULEVARD PORTSMOUTH, VA 23701-2665	PDN Number: PS0032458

THIS AMENDMENT, made and entered into this date by and between COMMERCIAL BUILDING ASSOCIATES, LLC whose address is: 3303 AIRLINE BOULEVARD, SUITE 1A PORTSMOUTH, VA 23701-2665

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective July 31, 2015 as follows:

- A. This SLA serves as Notice to Proceed (NTP) for the Tenant Improvements (TI) construction in the amount of \$343,352.90.

The Tenant Improvement cost is \$343,352.90, of which \$298,331.88 shall be amortized in the rent over sixty (60) months at an interest rate of five (5%), and \$45,021.02 shall be paid to the Lessor via a one-time lump sum payment, upon inspection and acceptance of the space by the Government. The Lessor shall deliver the space ready for Government occupancy within 120 calendar days from issuance for this Notice to Proceed.

This Lease Amendment contains 3 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.



Entity Name: CBAA LLC Commercial Building Associates, LLC
 Date: 9/2/15

FOR THE GOVERNMENT:



Signature: _____
 Name: _____
 Title: _____
 GSA, P _____
 Date: 9-9-15

WITNESSED FOR THE LESSOR BY:



Signature: _____
 Name: _____
 Title: Admin. Assistant
 Date: 9/2/15

B. Upon completion of the work, the Lessor shall contact the lease contracting officer for an inspection. After inspection and acceptance of the work by the Government, a properly executed original invoice in the amount of \$45,021.02 shall be forwarded to:

General Services Administration (GSA)
Greater Southwest Region (7BC)
P.O. Box 17181
Fort Worth, TX 76102-0181

Or

<http://www.finance.gsa.gov>

A copy of the invoice must also be mailed to:
GSA, Public Buildings Service
South Branch, Richmond Section (3PRSR)
Attn: Douglas Morrell, Contracting Officer
20 North 8th Street, 9th 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.

C. 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.

INITIALS:


LESSOR

&


GOVT