

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03B-11343
ADDRESS OF PREMISES Greenbrier Office Park, Building #2 1600 North Coalter Street Staunton, VA 24401-2566	PDN Number: PS0031842

THIS AMENDMENT is made and entered into between Stauhope Properties, LLC

whose address is: 1600 North Coalter Street, Suite #19
Staunton, VA 24401-2566

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 upon execution by the Government as follows:



- A. Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".
- B. This Lease Amendment (LA) serves as Notice to Proceed (NTP) for the build out of the Tenant Improvements (TI) in the amount of \$442,714.43. The summary of Tenant Improvements cost is \$442,714.43, of which \$189,403.00 will be amortized over the remaining firm term of the lease at an interest rate of 6.5%, and \$253,311.43 shall be paid to the Lessor via a one-time lump sum payment from the Government, upon acceptance of the space by the Government.

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.

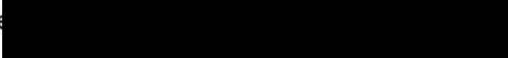

FOR THE LESSOR:

Signature: 
 Name: 
 Title: Managing Member
 Entity Name: Stauhope Properties, LLC
 Date: 5-29-15

FOR THE GOVERNMENT:

Signature: 
 Name: 
 Title: Lease Contracting Officer
 GSA, Public Buildings Service
 Date: 6/1/2015

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: 
 Title: Office Manager
 Date: 5/29/15

C. After inspection and acceptance of work by the Government, a properly executed original invoice in the amount of \$253,311.43 shall be forwarded to:

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

-OR-

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

A copy of the invoice must also be mailed to:

GSA, Public Buildings Service
South Branch-3PRSR
Attn: Erin Hoke, Lease Contracting Officer
20 North 8th Street, 8th 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 (PS0031842);
3. Include a unique, vendor-supplied, invoice number;
4. Indicate the exact payment amount requested; and,
5. Specify the payee's name and address. The payee's name and address must exactly match the legal business name or DBA associated with the System for Award Management (SAM) for the DUNS included above.

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.

D. The lessor should not proceed with additional scope or requested changes that are not explicitly provided by the GSA Contracting Officer.

INITIALS:

PPV
LESSOR

&

EA
GOV'T