**LEASE AMENDMENT No. 1**

**ADDRESS OF PREMISES:**
SunTrust Center  
919 Main Street, 18th & 19th Floors  
Richmond, VA, 23219-4625

**PDN Number:** PS0031851

---

**THIS AGREEMENT,** made and entered into this date by and between Parmenter 919 Main Street, LP, LLLP

whose address is: 919 East Main Street, Richmond, VA, 23219-4625 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 the Notice to Proceed (NTP) for Tenant Improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 5, 2015, as follows:

1. In separate correspondence dated May 5, 2015, the Government has issued a Notice to Proceed for Tenant Improvements in the amount of $1,303,592.10. Of that amount, a total of $839,145.03 shall be amortized in the monthly rental payments per the guidelines specified in Lease Paragraph 1.03 RENT AND OTHER CONSIDERATION (SEP 2013). The remaining balance of $464,447.07 shall be paid to the Lessor via a one-time, lump sum payment per the terms of Paragraph 2 below.

2. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of $464,447.07, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

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:  
Name:  
Title:  
Entity Name:  
Date:  

**FOR THE GOVERNMENT:**

Signature:  
Name:  
Title: Lease Contracting Officer  
Entity Name: GSA, Public Buildings Service  
Date: MAY 27 2015

**WITNESSED FOR THE LESSOR BY:**

Signature:  
Name: Nathan Korea  
Title: Asset Mgr  
Date:  

---

*Lease Amendment Form 09/12*