

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES  SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT 3	DATE 6/23/2011
TO LEASE NO. GS-038-09448		
ADDRESS OF PREMISES 810 Connecticut Ave. NE Roanoke, VA 24012-5318		
<p>THIS AGREEMENT, made and entered into this date by and between</p> <p style="padding-left: 40px;">A &amp; M Enterprises, LP  whose address is 1306 Municipal Road  Roanoke, VA 24012-1308</p> <p>WHEREAS, the parties here to desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>June 14, 2011</u>, as follows:</p> <ol style="list-style-type: none"> <li>1. Due to Government approved Tenant Improvement (TI) change orders, as outlined below, totaling \$27,888.48 during the build-out phase, the total Tenant Improvement (TI) allowance the Government has elected to amortize in the rent has increased from \$534,880.11 to \$562,768.57. The total rental rate, including the increased tenant improvement amount, will be established in a subsequent Supplemental Lease Agreement upon substantial completion and space acceptance by the government. <ul style="list-style-type: none"> <li>- [Redacted] as described in "Attachment A" and outlined in Publication 64, Volume II of the [Redacted] Design Guide [Redacted]</li> <li>- Thirty five (35) Tactical Lockers with one open shelf as described in "Attachment B" and outlined in Publication 64, Volume I, I.C.11, page 213 of the [Redacted]</li> <li>- Relocation of an electrical panel [Redacted] as outlined in "Attachment C".</li> <li>- Fire Alarm System Modification [Redacted] as outlined in "Attachment D"</li> <li>- Upgrade to VCT Flooring in the "Gailey Area - Room 12" to "Mannington Commercial-Nature's Path Select in 12170 Princeton Cherry Cinnamon Select 3"X36" [Redacted]</li> <li>- Garbage Disposal System as outlined in "Attachment E" [Redacted]</li> </ul> </li> </ol> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
LESSOR: A & M Enterprises, LP  BY <u>[Signature]</u> (Signature)	<u>[Signature]</u> (Title)	
IN THE PRESENCE OF <u>[Signature]</u> (Signature)	[Redacted] (Address)	
UNITED STATES OF AMERICA, GSA, PBS, South Branch		
BY <u>[Signature]</u> (Signature)	Contracting Officer (Official Title)	