

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE 5-31-2011
	TO LEASE NO. GS-03B-09416 Pegasys Number PS0019162	

ADDRESS OF PREMISE The Duncan Center, 500 W. Loockerman Street, Dover, DE 19904-7309

THIS AGREEMENT, made and entered into this date by and between The Duncan Center, LLC

whose address is 500 W. Loockerman Street
Dover, DE 19904-7309

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 order tenant improvements which exceed the tenant improvement allowance in the amount of \$145,639.99.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective , May 24, 2011 as follows:

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 above date.

A. The parties agree that the Government issued a Notice to Proceed for construction of the tenant improvements via letter dated May 24, 2011 in the amount of \$258,321.79. The tenant improvement allowance outlined in the lease is \$112,681.80. The Government hereby orders the balance of \$145,639.99 to be paid as a one time lump-sum payment as outlined in Paragraph B of this SLA.

Continued on next page

LESSOR: The Duncan Center, LLC

BY Robert M. Duncan
(Signature)

Pres
(Title)

IN THE PRESENCE OF [Signature]
(Signature)

[Redacted]
(Address)

UNITED STATES OF AMERICA/GENERAL SERVICES ADMINISTRATION/North Service Center

BY Carmie J. Kinabey
(Signature)

Contracting Officer
(Official Title)

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B. Upon completion, inspection and acceptance of the space by the Government, the Lessor shall submit a properly executed original invoice. The Government shall reimburse the Lessor in a one-time lump-sum payment in the amount of \$145,639.99 upon receipt of this properly executed original invoice. The invoice must be submitted directly to the GSA Finance Office at the following address:

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

A copy of the invoice must also be mailed to the Contracting Officer at:

GSA, Public Buildings Service
North Service Center (3PRNE)
20 North Eighth Street, 8th Floor
Philadelphia, PA 19107-3191 Attn: Carrie Vineberg

For an invoice to be considered proper, it must:

- 1) Be received after the execution of this SLA,
- 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. The payee's name and address must **EXACTLY** match the lessor's name and address listed above, or, if completed, the remittance name and address specified below. If the lessor chooses to have payments sent to an address other than the one listed above, that remittance address must be entered below.

Remit To:

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

Lessor RMD Government cd
Supplemental Lease Agreement No. 1

GSA FORM 276 (REV. 7-67)