


<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b> No. 65 <b>TO LEASE NO. LDC00111</b>	<b>DATE</b> <u>MAR 30 2012</u>																																																						
<b>ADDRESS OF PREMISES</b> 2 Independence Square 300 E Street, SW Washington, DC 20024																																																								
THIS AGREEMENT, made and entered into this date by and between <b>Piedmont Office Realty Trust, INC</b> whose address is: <b>Piedmont Office Realty Trust, INC</b> <b>Ken Mulrane</b> <b>11695 Johns Creek Parkway</b> <b>Suite 350</b> <b>Johns Creek, GA 30097-1523</b>																																																								
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 covenant and agree that the said lease is hereby amended as follows:																																																								
Issued to reflect the annual real estate tax adjustment provided for in the basic lease agreement.																																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Comparison Year</td> <td style="width: 20%;">2008</td> <td style="width: 40%; text-align: right;">\$5,465,474.78</td> </tr> <tr> <td>Base Year</td> <td>1993</td> <td style="text-align: right;">\$2,534,368.75</td> </tr> <tr> <td>Increase/ Decrease</td> <td></td> <td style="text-align: right;">\$2,931,106.03</td> </tr> <tr> <td>Government Share</td> <td></td> <td style="text-align: right;">99.00%</td> </tr> <tr> <td>Total Amount Due to Lessor</td> <td></td> <td style="text-align: right;">\$2,901,794.96</td> </tr> <tr> <td>Less Paid Amount Per SLA 53</td> <td></td> <td style="text-align: right;">\$3,185,286.44</td> </tr> <tr> <td>Total Amount Due to Government</td> <td></td> <td style="text-align: right;">(\$283,491.48)</td> </tr> <tr> <td>Proposed Assessment (Tax Year 2006)</td> <td></td> <td style="text-align: right;">\$307,357,600.00</td> </tr> <tr> <td>Assessment Results after Appeal</td> <td></td> <td style="text-align: right;">\$286,719,400.22</td> </tr> <tr> <td>Tax Savings</td> <td></td> <td style="text-align: right;">\$20,638,199.78</td> </tr> <tr> <td>Tax Savings times 1.85/100</td> <td></td> <td style="text-align: right;">\$381,806.70</td> </tr> <tr> <td>Total Tax Savings</td> <td></td> <td style="text-align: right;">\$381,806.70</td> </tr> <tr> <td>Government Occupancy</td> <td></td> <td style="text-align: right;">99.00%</td> </tr> <tr> <td>Tax Savings</td> <td></td> <td style="text-align: right;">\$377,988.63</td> </tr> <tr> <td>Amount Due Lessor (25% of Amount Due for Current Year)</td> <td></td> <td style="text-align: right;">\$94,497.16</td> </tr> <tr> <td>Appeal Amount Due to Lessor</td> <td></td> <td style="text-align: right;">\$94,497.16</td> </tr> <tr> <td>Less Amount Due to Government</td> <td></td> <td style="text-align: right;">(\$283,491.48)</td> </tr> <tr> <td>Total Amount Due to Government</td> <td></td> <td style="text-align: right;">(\$188,994.32)</td> </tr> </table>			Comparison Year	2008	\$5,465,474.78	Base Year	1993	\$2,534,368.75	Increase/ Decrease		\$2,931,106.03	Government Share		99.00%	Total Amount Due to Lessor		\$2,901,794.96	Less Paid Amount Per SLA 53		\$3,185,286.44	Total Amount Due to Government		(\$283,491.48)	Proposed Assessment (Tax Year 2006)		\$307,357,600.00	Assessment Results after Appeal		\$286,719,400.22	Tax Savings		\$20,638,199.78	Tax Savings times 1.85/100		\$381,806.70	Total Tax Savings		\$381,806.70	Government Occupancy		99.00%	Tax Savings		\$377,988.63	Amount Due Lessor (25% of Amount Due for Current Year)		\$94,497.16	Appeal Amount Due to Lessor		\$94,497.16	Less Amount Due to Government		(\$283,491.48)	Total Amount Due to Government		(\$188,994.32)
Comparison Year	2008	\$5,465,474.78																																																						
Base Year	1993	\$2,534,368.75																																																						
Increase/ Decrease		\$2,931,106.03																																																						
Government Share		99.00%																																																						
Total Amount Due to Lessor		\$2,901,794.96																																																						
Less Paid Amount Per SLA 53		\$3,185,286.44																																																						
Total Amount Due to Government		(\$283,491.48)																																																						
Proposed Assessment (Tax Year 2006)		\$307,357,600.00																																																						
Assessment Results after Appeal		\$286,719,400.22																																																						
Tax Savings		\$20,638,199.78																																																						
Tax Savings times 1.85/100		\$381,806.70																																																						
Total Tax Savings		\$381,806.70																																																						
Government Occupancy		99.00%																																																						
Tax Savings		\$377,988.63																																																						
Amount Due Lessor (25% of Amount Due for Current Year)		\$94,497.16																																																						
Appeal Amount Due to Lessor		\$94,497.16																																																						
Less Amount Due to Government		(\$283,491.48)																																																						
Total Amount Due to Government		(\$188,994.32)																																																						
The Government is entitled to a one-time lump sum credit in the amount of <b>(\$188,994.32)</b> payable in arrears This amount shall be deducted from the rent check of:																																																								
The rent shall be made payable to: <b>Piedmont Office Realty Trust, INC</b> <b>11695 Johns Creek Parkway</b> <b>Johns Creek, GA 30097-1523</b>																																																								
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.																																																								
<b>LESSOR: Piedmont Office Realty Trust, INC</b>																																																								
BY _____ <div style="display: flex; justify-content: space-between; width: 80%; margin-left: 10%;"> <span>(Signature)</span> <span>(Title)</span> </div>																																																								
IN THE PRESENCE OF <div style="display: flex; justify-content: space-between; width: 80%; margin-left: 10%;"> <span>_____ (Signature)</span> <span>_____ (Address)</span> </div>																																																								
<b>UNITED STATES OF AMERICA</b> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 20px;"> <div style="width: 45%;">           BY             (Signature)         </div> <div style="width: 50%; text-align: center;"> <u>Contracting Officer, GSA, NCR, PBS, REAG</u>            (Official Title)         </div> </div>																																																								