


<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b> No. 64 <b>TO LEASE NO. LDC00111</b>	<b>DATE</b> MAR 30 2012																																																						
<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%;">2005</td> <td style="width: 40%; text-align: right;">\$4,002,412.26</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;">\$1,468,043.51</td> </tr> <tr> <td>Government Share</td> <td></td> <td style="text-align: right;">98.50%</td> </tr> <tr> <td>Total Amount Due to Lessor</td> <td></td> <td style="text-align: right;">\$1,446,022.85</td> </tr> <tr> <td>Less Paid Amount Per SLA 44</td> <td></td> <td style="text-align: right;">\$1,634,470.90</td> </tr> <tr> <td>Total Amount Due to Government</td> <td></td> <td style="text-align: right;">(\$188,448.05)</td> </tr> <tr> <td>Proposed Assessment (Tax Year 2006)</td> <td></td> <td style="text-align: right;">\$228,648,000.00</td> </tr> <tr> <td>Assessment Results after Appeal</td> <td></td> <td style="text-align: right;">\$215,214,200.84</td> </tr> <tr> <td>Tax Savings</td> <td></td> <td style="text-align: right;">\$13,433,799.16</td> </tr> <tr> <td>Tax Savings times 1.85/100</td> <td></td> <td style="text-align: right;">\$248,525.28</td> </tr> <tr> <td>Total Tax Savings</td> <td></td> <td style="text-align: right;">\$248,525.28</td> </tr> <tr> <td>Government Occupancy</td> <td></td> <td style="text-align: right;">98.50%</td> </tr> <tr> <td>Tax Savings</td> <td></td> <td style="text-align: right;">\$244,797.41</td> </tr> <tr> <td>Amount Due Lessor (25% of Amount Due for Current Year)</td> <td></td> <td style="text-align: right;">\$61,199.35</td> </tr> <tr> <td>Appeal Amount Due to Lessor</td> <td></td> <td style="text-align: right;">\$61,199.35</td> </tr> <tr> <td>Less Amount Due to Government</td> <td></td> <td style="text-align: right;">(\$188,448.05)</td> </tr> <tr> <td>Total Amount Due to Government</td> <td></td> <td style="text-align: right;">(\$127,248.70)</td> </tr> </table>			Comparison Year	2005	\$4,002,412.26	Base Year	1993	\$2,534,368.75	Increase/ Decrease		\$1,468,043.51	Government Share		98.50%	Total Amount Due to Lessor		\$1,446,022.85	Less Paid Amount Per SLA 44		\$1,634,470.90	Total Amount Due to Government		(\$188,448.05)	Proposed Assessment (Tax Year 2006)		\$228,648,000.00	Assessment Results after Appeal		\$215,214,200.84	Tax Savings		\$13,433,799.16	Tax Savings times 1.85/100		\$248,525.28	Total Tax Savings		\$248,525.28	Government Occupancy		98.50%	Tax Savings		\$244,797.41	Amount Due Lessor (25% of Amount Due for Current Year)		\$61,199.35	Appeal Amount Due to Lessor		\$61,199.35	Less Amount Due to Government		(\$188,448.05)	Total Amount Due to Government		(\$127,248.70)
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The Government is entitled to a one-time lump sum credit in the amount of <b>(\$127,248.70)</b> payable in arrears This amount shall be deducted from the rent check of:																																																								
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BY _____ (Signature) _____ (Title)																																																								
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