
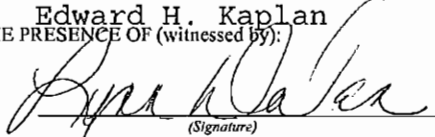




GENERAL SERVICES ADMINISTRATION- PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE FEB 24 2011
TO LEASE NO. GS-11B-02087		
ADDRESS OF PREMISES: 1801 L Street, NW Washington, DC 20036-3811		
<p>THIS AGREEMENT, made and entered into this date by and between: Eleven Eighteen Limited Partnership</p> <p>whose address is: c/o Cushman & Wakefield 1717 Pennsylvania Avenue, NW Washington, DC 20006-4614</p> <p>Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto 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>upon execution by the Government</u>, as follows:</p> <p>This Supplemental Lease Agreement (SLA) is issued to establish March 1, 2010 as the rent commencement date and the Government's acceptance of 19,440 Rentable Square Feet (RSF)/ 16,579 ANSI BOMA Office Area Square Feet (BOASF) of space acquired by the Government on the second floor of the building known as 1801 L Street located at 1801 L Street, NW, Washington, DC 20036-3811. The lease term will be for five (5) years and shall expire on February 28, 2015.</p> <p>Annual Rent: The annual rent for the space accepted above shall be \$774,736.67 (\$46.73/BOASF [\$45.73/BOASF + \$1.00/BOASF daytime cleaning premium]) at the rate of \$64,561.39 per month in arrears. The annual rent includes an operating cost base of \$249,845.53 (\$15.07/BOASF), base real estate taxes, and \$66,316 to amortize a tenant improvement allowance of \$331,580 (\$20.00/BOASF) at zero percent (0%) annual interest. The operating cost base includes the daytime cleaning premium.</p> <p>All other terms and conditions of the lease shall remain in full force and effect.</p> <p>This document will not constitute a payment until the date of execution by the Government. As a result, no payments whatsoever are due under this agreement until thirty (30) days after the date of execution. Any amount due thereunder will not accrue interest until that time.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
<p>Lessor: Eleven Eighteen Limited Partnership</p> <p>BY <u></u> <u>General Partner</u> <small>(Signature) (Title)</small></p> <p>IN THE PRESENCE OF (witnessed by): <u></u>  <small>(Signature) (Address)</small></p>		
<p>UNITED STATES OF AMERICA:</p> <p>BY <u></u> <u>Contracting Officer, GSA, NCR</u> <small>(Signature) (Official Title) Service Delivery Team</small></p>		