

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE DEC 17 2010
TO LEASE NO. GS-11B-02188		
ADDRESS OF PREMISES <div style="text-align: right; margin-right: 50px;"> JB 1717 H Street, NW Washington, DC 20006-3900 </div>		
<p>THIS AGREEMENT made and entered into this date by and between Matomic Operating Co.</p> <p>whose address is</p> <div style="text-align: right; margin-right: 50px;"> 2122 Massachusetts Avenue, NW Suite 12 Washington, DC 20008-2800 </div> <p>And whose interest in the property hereinafter described is that of the Owner 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 upon execution by the Government, as follows:</p> <ol style="list-style-type: none"> 1. Issued to establish the rent commencement/rent start date for a portion of the 8th Floor, a total of 3,889 BOMA rentable square feet (BSRSF) equivalent to 3,317 ANSI/BOMA office area square feet (BOASF) of office and related space, as of October 1, 2010. The termination date for this space is September 30, 2020. 2. The Government shall pay the Lessor the annual rent of \$145,384.11 (\$37.38 per BRSF or \$43.83 per BOASF) at the rate of \$12,115.34 per month in arrears. Rent for a lesser period shall be prorated. The annual rent includes an operating cost base of \$23,782.89 (\$7.17/BOASF) and base real estate taxes. Payment of CPI increases in operating cost and adjustments for real estate taxes shall be paid by the Government in accordance with the Solicitation for Offers No. 07-014. Rent checks shall be made payable to: Matomic Operating Co., 2122 Massachusetts Avenue, NW Suite 12, Washington, DC 20008. 3. The Tenant Improvement Allowance of \$66,340.00 has been fully utilized by the Government and has a remaining balance of zero. <p>It is understood that only upon execution by the Government does this SLA become binding on both parties.</p> <p>All other terms and conditions of the lease shall remain in full force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
Lessor: Matomic Operating Co.		
BY <u>Ann Maitino Jr</u> <small>(Signature)</small>	<u>Vice President</u> <small>(Title)</small>	
IN THE PRESENCE OF (Witnessed by): <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 40%;"> <u>[Signature]</u> <small>(Signature)</small> </div> <div style="width: 50%; text-align: center;"> <div style="background-color: black; height: 20px; width: 100%;"></div> <small>(Address)</small> </div> </div>		
UNITED STATES OF AMERICA:		
BY <u>[Signature]</u> <small>(Signature)</small>	Contracting Officer GSA, NCR, PBS, WPG <small>(Official Title)</small>	