


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 4 TO LEASE NO. GS-11B-02197	DATE MAR 26 2013
ADDRESS OF PREMISES 425 3rd Stree SW Washington, DC 20024		
THIS AGREEMENT, made and entered into this date by and between Square 537 Associates LLC whose address is: Square 537 Associates LLC 425 3rd Street SW 7500 Old Georgetown Rd. 15th Floor Washington, DC 20024-3206		
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 effective 2/16/2013 as follows:		
Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.		
	Base (CPI-W-U.S. City Avg) Corresponding Index Base Operating Cost Per Lease % Increase in CPI-W Annual Increase In Operating Cost	January 2012 223.216 January 2013 226.520 \$751,286.36 0.014801806 \$11,120.40
Effective 2/16/2013 , the annual rent is increased by \$ 11,120.40 The new annual rent is \$3,466,871.26 payable at the rate of \$288,905.94 per month.		
The rent shall be made payable to: Square 537 Associates LLC 425 3rd Street SW 7500 Old Georgetown Rd. 15th Floor Washington, DC 20024-3206		
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.		
LESSOR: Square 537 Associates LLC		
BY _____ <div style="display: flex; justify-content: space-between; width: 80%; margin: 0 auto;"> (Signature) (Title) </div>		
IN THE PRESENCE OF <div style="display: flex; justify-content: space-between; width: 80%; margin: 0 auto;"> _____ (Signature) _____ (Address) </div>		
UNITED STATES OF AMERICA		
BY  _____ <div style="display: flex; justify-content: space-between; width: 80%; margin: 0 auto;"> (Signature) <u>Contracting Officer, GSA, NCR, PBS, REAG</u> (Official Title) </div>		

Today's Date: February 27, 2013

Analyst	Alycia Bethea
Specialist	C. Vinston
Lease No.:	GS-11B-02197
Location Code:	DC0717
SLA NO.	4
Square Footage:	76,200
Effective date:	2/16/2013
Type of Action	2013 CPI

Building Information	
Building Name:	Capital View
Building Address:	425 3rd Stree SW
City/State/Zip	Washington, DC 20024

Lessor Information	
Name:	Square 537 Associates LLC
c/o:	425 3rd Street SW
Street Address:	7500 Old Georgetown Rd.
Suite:	15th Floor
City/State/Zip:	Washington, DC 20024-3206

Payee Information (note: make sure this information = R620)	
Name:	Square 537 Associates LLC
c/o:	425 3rd Street SW
Street Address:	7500 Old Georgetown Rd.
Suite:	15th Floor
City/State/Zip:	Washington, DC 20024-3206

CURRENT INFORMATION			
ANNUAL RENT			\$3,455,750.86
OPERATING RENT			\$751,286.36
NET COST FOR SERVICES			\$2,704,464.50
Base (CPI-W-U.S. City Avg)	January	2012	223.216
Corresponding Index	January	2013	226.520
Base Cost for Services/Utilities			\$751,286.36
% Increase in CPI-W			0.014801806
Annual Increase In Operating Cost			\$11,120.40
Annual Increase In Operating Cost Due Lessor			\$11,120.40
NEW INFORMATION			
ANNUAL RENT			\$3,466,871.26
MONTHLY RENT			\$288,905.94