


<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b> No. 3 <b>TO LEASE NO. GS-11B-02197</b>	<b>DATE</b>
<b>ADDRESS OF PREMISES</b> 425 3rd Stree SW Washington, DC 20024		
THIS AGREEMENT, made and entered into this date by and between <b>Square 537 Associates LLC</b> whose address is: <b>Square 537 Associates LLC</b> <b>Rebecca L. Owen</b> <b>425 3rd Street SW</b>  <b>Washington, DC 20024</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 effective <b>2/16/2012</b> 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 Annual Increase In Operating Cost Due Lessor	January 2011 216.400 January 2012 223.216 \$728,345.50 0.031497227 \$22,940.86 \$22,940.86
Effective <b>2/16/2012</b> , the annual rent is increased by \$ <b>22,940.86</b> The new annual rent is \$ <b>3,455,750.86</b> payable at the rate of \$ <b>287,979.24</b> per month.		
The rent shall be made payable to: <b>Square 537 Associates LLC</b> <b>Rebecca L. Owen</b> <b>425 3rd Street SW</b>  <b>Washington, DC 20024</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: Square 537 Associates LLC</b>		
BY _____ <div style="display: flex; justify-content: space-between; width: 80%; margin: 0 auto;"> <span>(Signature)</span> <span>(Title)</span> </div>		
IN THE PRESENCE OF  <div style="display: flex; justify-content: space-between; width: 80%; margin: 0 auto;"> <span>_____ (Signature)</span> <span>_____ (Address)</span> </div>		
<b>UNITED STATES OF AMERICA</b>		
BY  _____ <div style="display: flex; justify-content: space-between; width: 80%; margin: 0 auto;"> <span>(Signature)</span> <span><u>Contracting Officer, GSA, NCR, PBS, REAG</u> (Official Title)</span> </div>		

Today's Date: July 25, 2012

<b>Analyst</b>	Krystal Payton
<b>Specialist</b>	C. Winston
<b>Lease No.:</b>	GS-11B-02197
<b>Location Code:</b>	DC0717
<b>SLA NO.</b>	3
<b>Square Footage:</b>	76,200
<b>Effective date:</b>	2/16/2012
<b>Type of Action</b>	2012 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:** Rebecca L. Owen  
**Street Address:** 425 3rd Street SW  
**Suite:**  
**City/State/Zip:** Washington, DC 20024

#### Payee Information (note: make sure this information = R620)

**Name:** Square 537 Associates LLC  
**c/o:** Rebecca L. Owen  
**Street Address:** 425 3rd Street SW  
**Suite:**  
**City/State/Zip:** Washington, DC 20024

#### CURRENT INFORMATION

<b>ANNUAL RENT</b>	\$3,432,810.00
<b>OPERATING RENT</b>	\$728,345.50
<b>NET COST FOR SERVICES</b>	\$2,704,464.50

<b>Base (CPI-W-U.S. City Avg)</b>	January	2011	216.400
<b>Corresponding Index</b>	January	2012	223.216
<b>Base Cost for Services/Utilities</b>			\$728,345.50
<b>% Increase in CPI-W</b>			0.031497227
<b>Annual Increase In Operating Cost</b>			\$22,940.86
<b>Annual Increase In Operating Cost Due Lessor</b>			\$22,940.86

#### NEW INFORMATION

<b>ANNUAL RENT</b>	\$3,455,750.86
<b>MONTHLY RENT</b>	\$287,979.24
<b>OPERATING RENT</b>	\$751,286.36