GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE **SUPPLEMENTAL LEASE AGREEMENT**	SUPPLEMENTAL AGREEMENT NO. 3	DATE SEP 28 2011
	TO LEASE NO. **GS-11B-02200**	

ADDRESS OF PREMISES: Sentinel Square I
90 K Street, NW
Washington, DC 20002-4217

THIS AGREEMENT, made and entered into this date by and between: Sentinel Square I, LLC

Whose address is: c/o Trammell Crow Company
1055 Thomas Jefferson Street, NW
Suite 600
Washington, DC 20007-5259

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 mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

This Supplemental Lease Agreement (SLA) is being issued to reflect the addition of daytime cleaning services to the lease in the amount of $23,567.25 ($0.75/ABOA) per annum.

Effective June 1, 2011, the annual rent shall increase by $23,567.25 from $1,521,286.50 to $1,544,853.75, payable at the rate of $128,737.81 per month in arrears. Accordingly, the operating cost base shall increase from $250,329.06 to $273,896.31 for the purposes of Paragraph 4.3 of the SFO.

The rent for daytime cleaning services shall not be subject to the rent abatement in Paragraph 6 of the SF2 and Paragraph 3 of SLA No.2. The rent for daytime cleaning services shall commence on June 1, 2011.

This document will not constitute a payment obligation until the date of execution by the United States. As a result, even though payments will be made retroactively, no money whatsoever is due under this agreement until thirty (30) days after the date of execution by the Government's Contracting Officer.

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: Sentinel Square I, LLC, a Delaware limited liability company
By: TC 90 K Street LLC, a Delaware limited liability company, its manager
By: TC MidAtlantic Development III, Inc., a Delaware corporation, its sole member

BY _____ Thomas E. Finan, Senior Vice President
(Name & Title)

IN THE PRESENCE OF (witnessed by):

_____ 1055 Thomas Jefferson St. NW, #600, Washington, DC 20007
(Signature) *(Address)*

UNITED STATES OF AMERICA

BY _____ Contracting Officer
Joel T. Berelson GSA, NCR, PBS, Lease Executions Division
(Official Title)

GSA DC 68-1176