

**GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL  
AGREEMENT NO.: 1

DATE:

9/6/2011

TO LEASE NO.: GS-11B-02239

ADDRESS OF PREMISES: Patriots Plaza III  
355 E Street, SW  
Washington, DC 20024-3221

THIS AGREEMENT, made and entered into this date by and between: NewTower Trust Company Multi-Employer Property Trust

whose address is: c/o Bentall Kennedy (U.S.) LP  
1215 Fourth Avenue, Suite 2400  
Seattle, Washington 98161-1085  
Attn: Executive Vice President – Asset Management

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 as follows:

The Government hereby establishes the date of acceptance and substantial completion of the demised premises as July 13, 2011. Therefore, the rent commencement and the effective date of the lease shall be **July 13, 2011** for a period of five years expiring on July 12, 2016.

The annual rent shall be \$1,232,604.80 (\$54.88/BOASF), payable at the rate of \$102,717.07 per month in arrears. The annual rent includes an operating cost base of \$196,974.20 (\$8.77/BOASF). The foregoing rent is subject to operating expense adjustments as provided Paragraph 3.7 of the SFO.

The Government shall be entitled to rent abatement for the first three full months of the lease term in the total amount of [REDACTED].

The Government's percentage of occupancy for purposes of tax adjustments, pursuant to Paragraph 3.6 of the SFO, shall be 6.89% (26,153 BRSF/379,613 BOASF).

**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: NewTower Trust Company Multi-Employer Property Trust**

By: Bentall Kennedy (U.S.) Limited Partnership Authorized Signatory

By: Bentall Kennedy (U.S.) G.P. LLC, its General Partner

BY

(Signature)

(Title)

IN THE PRESENCE OF (witnessed by :)

(Signature)

(Address)

**UNITED STATES OF AMERICA**

BY

(Signature)

Contracting Officer  
(Official Title)