

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

No. 1

2/3/12

TO LEASE NO.

GS-11B-02253

ADDRESS OF PREMISES

Sentinel Square I
90 K Street, NE
Washington, DC 20002-4217

THIS AGREEMENT made and entered into this date by and between Sentinel Square I, L.L.C

Whose address is: c/o Trammell Crow Company
1055 Thomas Jefferson Street, NW
Suite #600
Washington, DC 20007
Attn: Thomas E. Finan

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 consideration hereinafter mentioned covenant and agree said Lease is amended upon execution of the Government as follows:

1. This Supplemental Lease Agreement (SLA) is issued to reflect the lease commencement of 26,673 ANSI/BOMA Rentable Square Feet (BRSF), which yields 22,775 ANSI/BOMA Office Area Square Feet (ABOASF), on the second floor located in the above-mentioned project for a term of ten (10) years beginning on July 15, 2011 and ending on July 14, 2021, subject to Government's right to terminate the lease after the first five (5) years of the term pursuant to Paragraph 4. of the SF2.
2. The Government shall pay Lessor an annual rent of \$1,153,607.25 (\$50.66/ABOASF or \$43.25/BRSF), payable at the rate of \$96,133.94 per month in arrears. Rent checks shall be made payable to: Sentinel Square I, LLC, c/o Trammell Crow Company, 1055 Thomas Jefferson Street, NW, Suite 600, Washington, DC 20007-5259 or in accordance with the provisions on electronic payment of funds.
3. The Government shall be entitled to an abatement of rent in its entirety for the first six (6) months of the lease term.
4. The base for annual operating cost CPI adjustments, pursuant to paragraph 4.3 of the SFO, shall be \$183,243.51 (\$8.05/ABOASF or \$6.87/BRSF).
5. The Government's percentage of occupancy for purposes of tax adjustments, pursuant to Paragraph 4.2.C of the SFO, shall be 6.46% (26,673 BRSF/412,661 BRSF).
6. The Government and Lessor acknowledge that the tenant improvement allowance in the amount of \$1,038,312.00 (\$38.93/BRSF), amortized at a rate of 0% over the term of ten year term of the lease, is included in the annual rent. A subsequent SLA will be issued to finalize the rent using the final tenant improvement allowance utilized and/or to determine any lump sum payments owed to Lessor by Government for costs of tenant improvements above and beyond the tenant improvement allowance, if any.

This document will not constitute a payment obligation until the date of execution by the Government. As a result, even though payments will be made retroactively, no moneys whatsoever are due under this agreement until thirty days after the date of execution.

All other terms and conditions of the Lease shall remain in force and effect.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Sentinel Square I, L.L.C., a Delaware limited liability company

By: TC 90 K Street LLC, a Delaware limited liability company, its manager

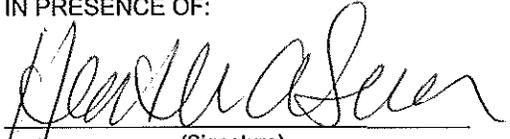
By: TC MidAtlantic Development III, Inc., a Delaware corporation, its sole member

By 
Thomas E. Finan, Senior Vice President

1055 Thomas Jefferson Street, NW, Suite 600, Washington, DC 20001
(Address)

Date: 11.23.11

IN PRESENCE OF:


(Signature)

1055 Thomas Jefferson Street, NW, Suite 600, Washington, DC 20001
(Address)

UNITED STATES OF AMERICA:

BY 
Tawanda D Beverly

Contracting Officer, GSA, NCR, Real Estate Division