

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 3

DATE

12/7/2011

TO LEASE NO: GS-11B-02267

ADDRESS OF PREMISES
717 14th Street, NW
Washington, DC, 20007-3200

THIS AGREEMENT, made and entered into this date by and between 717 14th Street LLC,

Whose address is 1101 30th Street, NW, Suite 210
Washington, DC 20007-3700

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

WHEREAS, this Supplemental Lease Agreement is to establish the rent commencement date and the term of the Lease.

NOW THEREFORE parties agree that the said Lease is hereby amended, effective upon execution as follows:

- 1.) The rent commencement date for the entire leased premises of 23,018 ANSI BOMA Office Area Square Feet (BOASF) located on the entire 10th, 11th and 12th floors is established as October 28, 2011. The term of the Lease shall be five (5) years commencing on October 28, 2011 and ending on October 27, 2016 unless renewed in accordance with Paragraph 4 of SF 2.
- 2.) Effective October 28, 2011, the Government shall pay the Lessor annual rent of \$1,093,355.00 (\$47.50 / BOASF) payable at the rate of \$91,112.92 per month in arrears. Rent for a lesser period will be prorated. The annual rent shall be subject to operating expenses and real estate tax adjustments in accordance with the Lease Agreement. Rent checks shall be made payable to 717 14th Street LLC, 1101 30th Street, NW, Washington, DC 20007.
- 3.) The entire Tenant Improvement Allowance of \$489,132.50 under this Lease has been utilized.

This document will not constitute a payment until the date of execution by the Government. As a result no payment is due under this agreement until thirty (30) days after the date of execution.

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

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

LESSOR: 717 14th Street LLC.

BY 
Peter C. Minshall (Signature)

Managing Partner

(Title)

IN THE PRESENCE OF (witnessed by:)


(Signature)

(Address)

UNITED STATES OF AMERICA

BY 
Mark Stadskev

, Contracting Officer, GSA, NCR, PBS