

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL  
AGREEMENT  
NO. 3

DATE

5/22/13

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. GS-11B-02275

ADDRESS OF PREMISES:

122 C Street, NW  
Washington, DC 20001

THIS AGREEMENT, made and entered into this date by and between: **ZG 122 C Street, LLC**

Whose address is: c/o Zuckerman Gravely Development, Inc.  
Two Wisconsin Circle, Suite 1050  
Chevy Chase, MD 20815

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 April 5, 2013 as follows:

1. This Supplemental Lease Agreement (SLA) is issued to reflect a reduction in rent pursuant to the SF2 paragraph 6.B for 23,302 BOMA Rentable Square Feet (BRSF) yielding 19,949 ANSI/ BOMA Office Area Square Feet under lease on the 4<sup>th</sup> floor and 6<sup>th</sup> floor at 122 C Street, NW, Washington, DC 20001.
2. In accordance to Paragraph 3.3 of the SFO "Tenant Improvement Rental Adjustment" and Paragraph 6(D) of the SF2, the Government shall de-amortize \$398,980 or \$20.00 per BOASF in unused Tenant Improvement Allowance from the annual rent using zero percent (0%) interest rate. The Tenant Improvement Allowance under the Lease shall decrease from \$398,980 to \$0.
3. Effective April 5, 2013, the total annual rent shall decrease \$49,872.48 from \$1,070,602.13 to \$1,020,729.65, payable at the rate of \$85,060.80 per month, including the 2013 adjustment for operating costs. The annual operating costs will remain the same at \$255,516.13, which is included in the above total annual rent. There is no change in percentage of occupancy.

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

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

LESSOR: **ZG 122 C Street, LLC**

BY

(Signature) Charles A. Gravely

(Title)

Vice President

IN PRESENCE OF

(Signature)

Two Wisconsin Circle, Suite 1050  
Chevy Chase, MD 20815

(Address)

UNITED STATES OF AMERICA/ General Services Administration

BY

(Signature)

Contracting Officer, GSA  
(Official Title)