
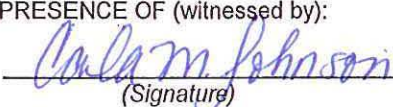
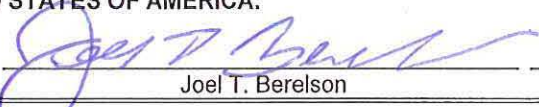


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		SUPPLEMENTAL LEASE AGREEMENT	DATE APR 22 2013
SUPPLEMENTAL LEASE AGREEMENT		No. 4	
		TO LEASE NO. GS-11B-02324	
ADDRESS OF PREMISES: 625 Indiana Avenue, NW Washington, DC 20004			
THIS AGREEMENT, made and entered into this date by and between GPT Properties Trust whose address is: Two Newton Place 255 Washington Street, Suite 300 Newton, MA 02458-1634			
<p>Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to expand the existing premises.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon award, as follows:</p> <p>1. This Supplemental Lease Agreement (SLA) is issued to reflect the Government's acceptance of the Expansion Space identified in SLA 2 was substantially complete effective October 4, 2012. This expansion space consists of 14,963 ANSI/BOMA Rentable Square Feet (BRSF) yielding 13,011 ANSI/BOMA Office Area Square Feet (ABOA) located on the 6th floor of the above referenced building and its term shall be coterminous with the original leased premises.</p> <p>2. Effective October 4, 2012, the space under this lease shall increase by 14,963 BRSF/13,011 ABOA from 45,360 BRSF/39,443 ABOA to 60,323 BRSF/52,454 ABOA.</p> <p>3. In accordance with SLA No. 2, the annual rent shall increase by \$740,065.68 effective October 4, 2012. Effective October 4, 2012, the new annual rent is \$2,952,274.97 (\$2,212,209.29 for the original space + \$740,065.68 for the expansion space) payable at a rate of 246,022.91 per month in arrears.</p> <p>4. The annual rent for the expansion space includes a tenant improvement allowance of \$208,176.00 (13,011 x \$16.00 ABOA) amortized at 0%. Accordingly, the total tenant improvement allowance under this lease is increased to \$997,036.00 (39,443 x \$20.00 ABOA + 13,011 x \$16.00 ABOA).</p> <p>5. Effective October 4, 2012, the base for operating cost adjustments shall be increased by \$152,358.81, from \$461,961.94 to \$614,320.75. The revised base will be used to calculate the CPI adjustment effective November 1, 2012.</p> <p>6. Effective October 4, 2012, the Government's percentage of occupancy for purposes of tax adjustments shall be 36.46% (60,323 BRSF/165,439 BRSF). All tax adjustments shall be calculated utilizing this revised percentage of occupancy.</p> <p>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.</p> <p>All other terms and conditions of the lease shall remain in full force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>			
Lessor: GPT Properties Trust			
BY	 (Signature)	David M. Blackman President and Chief Operating Officer (Typed Name & Title)	
IN THE PRESENCE OF (witnessed by):			
	 (Signature)	Two Newton Place 255 Washington Street Suite 300 Newton, MA 02458 (Address)	
UNITED STATES OF AMERICA:			
BY	 Joel T. Berelson	Contracting Officer, GSA, PBS (Official Title)	