

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 62

DATE
AUG 04 2011

TO LEASE NO. GS-11B-20716

ADDRESS OF PREMISES Franklin Court, 1099 14th Street, NW, Washington DC, 20005

THIS AGREEMENT, made and entered into this date by and between Franklin Court, Inc

Whose address is c/o: L & B Realty Advisors, LLP
1099 14th Street, NW
Washington, DC 20005

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, and will become effective upon the Government's execution of Supplement Lease Agreement (SLA). The Lease amended as follows:

This Supplemental Lease Agreement #62 (SLA#62) is issued to reflect a rent credit in the amount of \$2,498,919.00 for unused tenant allowance associated with this lease. The \$2,498,919 rent credit will be deducted over the next 24 months of rent payments, in equal amounts. The rent reduction shall be effective July 1, 2011 and continue through June 30, 2013. The monthly rent reduction amount is \$104,121.63. (\$2,498,919.00 divided by 24 months equals \$104,121.63) The annual rent will decrease from \$12,782,737.20 to \$11,613,277.64 (\$12,782,737.20 minus \$1,249,459.56 equals \$11,613,277.64)

The Government shall pay the lessor new annual rent of \$11,613,277.64 or \$969,439.80 per MONTH in arrears.

The Government base operating cost and percentage of occupancy in the building remains the same.

After this SLA #62 is fully executed, the Lessor has no further tenant allowance obligations under this lease.

This document will not constitute an obligation until the date of execution by the United States Government. As a result, no payment whatsoever are due under this agreement (SLA# 62) until thirty (30) days after the date of execution by the Government. Any payments due will not accrue interest until that time.

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: Franklin Court, Inc

BY

(Signature)

Director
(Title)

IN THE PRESENCE OF (witnessed by)

BY

(Signature)

1099 14th Street, NW
Washington, DC 20005
(Address)

UNITED STATES OF AMERICA

BY

Contracting Officer
(Signature)

Contracting Officer
GSA, NCR, PBS, RED
(Official Title)