


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT <div style="text-align: right;">No. 45</div> TO LEASE NO. GS-11B-40155	DATE JUN 2 2011															
ADDRESS OF PREMISES 445 12th Street, SW 445 12th Street, SW Washington, DC 20004																	
THIS AGREEMENT, made and entered into this date by and between Parcel 49C Limited Paernership whose address is: c/o Republic Properties Corporation 1280 Maryland Avenue, SW Suite 280 Washington, DC 20024																	
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 covenant and agree that the said lease is hereby amended as follows: Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.																	
<table style="width: 100%; border: none;"> <tr> <td style="width: 35%;">COMPARISON YEAR</td> <td style="width: 20%;">2010</td> <td style="width: 45%; text-align: right;">\$5,600,302.30</td> </tr> <tr> <td>BASE YEAR</td> <td>2003</td> <td style="text-align: right;">\$3,125,842.52</td> </tr> <tr> <td>INCREASE</td> <td></td> <td style="text-align: right;">\$2,474,459.78</td> </tr> <tr> <td>PERCENTAGE OF GOVERNMENT OCCUPANCY</td> <td></td> <td style="text-align: right;">98.78%</td> </tr> <tr> <td>AMOUNT DUE TO LESSOR</td> <td></td> <td style="text-align: right;">\$2,444,271.37</td> </tr> </table>			COMPARISON YEAR	2010	\$5,600,302.30	BASE YEAR	2003	\$3,125,842.52	INCREASE		\$2,474,459.78	PERCENTAGE OF GOVERNMENT OCCUPANCY		98.78%	AMOUNT DUE TO LESSOR		\$2,444,271.37
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The Lessor is entitled to a one-time lump sum payment in the amount of: \$2,444,271.37 payable with the next rent check.																	
Rent checks shall be made payable to : Parcel 49C Limited Partnership Janet Heath, Property Manager 1280 Maryland Avenue, SW Suite 280 Washington, DC 20024																	
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: Parcel 49C Limited Paernership																	
BY _____ (Signature) _____ (Title)																	
IN THE PRESENCE OF (Signature) _____ (Address)																	
UNITED STATES OF AMERICA <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> BY  Kevin M. Terry Contracting Officer </div> <div style="width: 45%; text-align: right;"> Contracting Officer, GSA NCR, PBS, REA (Official Title) </div> </div>																	

U.S. General Services Administration

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