
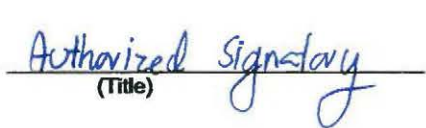
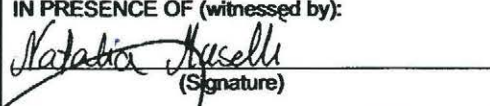



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL LEASE AGREEMENT No. 2	DATE: NOV 30 2011
		TO LEASE No: GS-11B-02001 "neg"
ADDRESS OF PREMISES: Metroplex I 8401 Corporate Drive Landover, MD 20785		
THIS AGREEMENT, made and entered into this date by and between MPLX Landover Co. LLC whose address is: c/o Lincoln Property Company 8201 Corporate Drive, Suite 160 Landover, MD 20785-2230		
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 upon execution by the Government, as follows:		
This Supplemental Lease Agreement (SLA) No. 2 is issued to:		
<ol style="list-style-type: none"> 1. Memorialize the rent commencement date for the 2,158 BOMA Rentable Square Feet (RSF) 1,840 BOMA Office Area Square Feet (BOUSF) located on the first floor, also known as the [REDACTED]. On or about 6/1/2011 the Government commenced leasing an additional 13,609 RSF (11,768 BOUSF) located on the third floor of Metroplex 1. As of 6/1/2011, the Government had a total of 15,767 RSF (13,608 BOUSF) in the building. The rent commencement for this additional 13,609 RSF [11,768 BOUSF] on the third floor will be addressed in a subsequent SLA. 2. The lease commencement for the 2,158 RSF [1,840 BOUSF] on the first floor is deemed to have commenced on June 1, 2011. 3. The rent commencement for the 2,158 RSF [1,840 BOUSF] on the first floor is deemed to have commenced on October 20, 2009. The amount of rent for this portion of space will be collected as a lump sum payment from 10/20/2009 to 5/31/2011, upon which an SLA will be issued to memorialize rent commencement for the entire square footage of 15,767 RSF (13,608 BOUSF), which includes the first and third floors. 4. The rental rate for the 2,158 RSF [1,840 BOUSF] is \$24.2787 per BRSF, or \$52,393.43 per year, from 10/20/2009 to 5/31/2011. This annual rent includes the operating cost base, base year real estate taxes, and a Tenant Improvement allowance (ti). 5. The tenant improvement allowance for the 2,158 RSF [1,840 BOUSF] is \$6.0537 per RSF or \$13,063.90 per year 6. The operating expense for the 2,158 RSF [1,840 BOUSF] is \$7.0475 per RSF or \$15,208.51 per year 7. The percentage of occupancy for the purpose of real estate taxes is 2.03% (2,158 RSF / 106,170 RSF). 		
All other terms and conditions of the Lease shall remain in force and in effect. This document will not constitute an obligation until the date of execution by the United States.		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
LESSOR: MPLX Landover Co. LLC		
BY  (Name) Andrew Nathan	 (Title)	
IN PRESENCE OF (witnessed by):		
 (Signature)	2 overhill Rd, Suite 425, Scarsdale, NY 10583 (Address)	
UNITED STATES OF AMERICA		
BY  John Mowery (Signature)	CONTRACTING OFFICER, GSA, PBS, NCR, WPZ (Official Title)	