

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 1

DATE

7/21/2011

TO LEASE NO. GS-11B-02084

ADDRESS OF PREMISES: M Square University of Maryland Research Park
5825 University Research Court
College Park, MD 20740

THIS AGREEMENT, made and entered into this date by and between: M Square 5825, LLC

whose address is: c/o Corporate Office Properties Trust
6711 Columbia Gateway Drive, Suite 300
Columbia, MD 21406

and whose interest in the property hereinafter described is that of the Owner 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 March 15, 2011 as follows:

This Supplemental Lease Agreement (SLA) No. 1 is issued to reflect the final agreement between Lessor and the Government regarding the acceptance of space and commencement of rent, located at 5825 University Research Court, College Park, MD 20740.

1. **Premises:** The space consisting of a total of 5,598 BOMA Rentable Square Feet (BRSF) (yielding approximately 4,868 BOMA Office Area Square Feet (BOASF)) located on the 3rd floor in the building known as M Square University of Maryland Research Park is hereinafter referred to as "Premises".
2. **Rent Commencement Date and Lease Term:** In accordance with Section 2 of the SF-2 to the Lease, Lessor hereby leases the Premises to the Government for a ten (10) year firm term beginning on November 1, 2010 and ending on October 31, 2020
3. **Annual Rent:** In accordance with Section 3 of the SF-2 to the lease, The Government shall pay Lessor annual rent for the Premises in the amount of \$181,543.14 (\$32.43/BRSF; \$37.30/BOASF), payable at the rate of \$15,128.60 per month in arrears.
 - (i) **Tenant Improvements:** In accordance with Section 6(C) of the SF-2 to the lease, Annual Rent includes \$170,380.00 to amortize a Tenant Improvement allowance of \$35.00/BOASF at zero percent (0%) annual interest over the ten-year Lease term. The total amount of Tenant Improvement allowance has been fully expended as of the date of this SLA and the Lessor has no further obligation to provide any Tenant Improvement allowance to the Government.
 - (ii) **Operating Cost:** In accordance with Section 6(B) of the SF-2 of the lease, Annual Rent includes an operating base of \$52,852.16 (\$9.4413/BRSF; \$10.8571/BOASF). Beginning with the second lease year and each year thereafter, the annual rent shall be adjusted by applying the charge in the C.P.I to the operating cost base as detailed in SFO Paragraphs 3.7 and 3.8.
 - (iii) **Real Estate Taxes:** In accordance with Section 6(F) of the SF-2 of this lease, the Annual Real Estate Tax Base is established at \$12,900.06 (\$2.3044/BRSF; \$2.6499/BOASF). The Annual Rent shall be in addition to Tax Adjustments provided during the Lease term pursuant to the terms of the Lease.
4. **Occupancy Percentage:** In accordance with Section 6(F) of the SF-2 to the Lease, The Government's percentage of occupancy is established as 4.82% based on occupancy of 5,598 BRSF in a building of 116,107 BRSF.

CONTINUED ON NEXT PAGE

SLA No. 1
Page 2
GS-11B-02094
5825 University Research Court
College Park, MD 20740.

5. **Rent Abatement:** In accordance with Section 6(E) of the SF-2 to the Lease, the Government shall receive a rent abatement for the first two (2) months of the Lease term, during the period beginning on November 1, 2010 through December 31, 2010, totaling \$16,338.88
6. **Monthly Rent Schedule:**

(a) Period	(b) Monthly Rent Due* Before Rent Abatements	(c) Rent Abatement	(d)=(b)-(c) Monthly Rent Due* After Rent Abatements
11/01/2010 to 11/30/2010	\$15,128.60	\$8,169.44	\$6,959.15
12/01/2010 to 12/31/2010	\$15,128.60	\$8,169.44	\$6,959.15
01/01/2011 to 10/31/2020	\$15,128.60	n/a	\$15,128.60
Total Rent Abatement	-	\$16,338.88	-

* Rent shall be in addition to Operating Cost Adjustments and Tax Adjustments provided during the Lease term pursuant to the terms of the Lease.

This document will not constitute a payment obligation until the date of execution by the Government. 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.

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: M Square 5825, LLC
 BY: Roger A. Warsche, Jr. President
 IN THE PRESENCE OF (witnessed by):
 Roger A. Warsche, Jr. President + COO
 (Signature)

UNITED STATES OF AMERICA
 BY: Michelle Parrish
 GSA, PBS, NCR, WPRA
 (Official Title)