
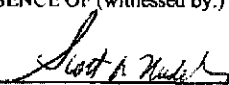
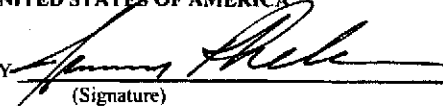


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1	DATE 8/23/10
	TO LEASE NO. GS-11B- 02171	
ADDRESS OF PREMISES 1451 Rockville Pike Rockville, MD		
THIS AGREEMENT, made and entered into this date by and between CARR PROPERTIES WOODMONT PLACE, LLC whose address is 1776 Eye Street, NW Suite 500 Washington, DC 20006		
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, as follows:		
<ol style="list-style-type: none"> 1. Pursuant to SF-2 Paragraph 5(b) of the above referenced lease dated March 1, 2010, the Government hereby exercises its option to amortize an additional Tenant Improvement Allowance (TIA) of \$22.08 per usf ($\\$22.08 \times 40,015 = \\$883,531.20$). This amount shall be amortized at the established annual interest rate of twelve percent (12%). 2. The Government shall pay the Lessor a new annual rent of \$1,696,384.71 (\$41.94/BOASF [\$41.14 + \$.80 daytime cleaning] + \$18,000 for 15 reserved parking spaces) at the rate of \$141,365.39 per MONTH in arrears. Rent for a lesser period shall be prorated. The annual rent includes an operating cost base of \$349,731.10 (\$8.74/BOASF), base real estate taxes, \$160,060.00 to amortize a tenant improvement allowance of \$800,300.00 (\$20.00 /BOASF) at zero percent (0%) annual interest and \$235,843.96 to amortize a tenant improvement allowance of \$883,531.20 (\$22.08/BOASF) at twelve percent (12%) annual interest. Rent checks shall be payable to CARR Properties Woodmont Place, LLC, at the address shown above. 		
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: CARR PROPERTIES WOODMONT PLACE, LLC		
BY  (Signature) <u>Oliver T. Carr, III</u>	<u>President</u> (Title)	
IN THE PRESENCE OF (witnessed by:)  (Signature)	<u>1776 Eye St., NW</u> <u>Suite 500</u> <u>Washington, DC 20006</u> (Address)	
UNITED STATES OF AMERICA		
BY  (Signature)	<u>Contracting Officer, GSA, NCR, PBS</u> (Title)	