



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 4 TO LEASE NO. GS-11B-02172	DATE <i>2/9/2011</i>
ADDRESS OF PREMISES 12420 Parklawn Drive Rockville, MD 20852-1740		
THIS AGREEMENT made and entered into this date by and between: JBG/12420 PARKLAWN, L.L.C. whose address is: 4445 Willard Avenue Suite 400 Chevy Chase, MD 20815-4641 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) is issued by the Government to accept as Substantially Complete the Lessor constructed Tenant Improvements within the Leased Premises at 12420 Parklawn Drive, Rockville, Maryland 20852-1740 and to establish the Lease Commencement Date. The date of Inspection and Acceptance of the entire Leased Premises is established as December 21, 2010. The Lease Commencement Date is established as December 21, 2010 and shall expire on December 20, 2015. Effective December 21 2010, the annual rent shall be \$3,119,387.44 (\$33.94/ BOASF + \$5.6296169 for Tenant Improvement amortization + \$18,000 for 10 reserved parking permits), payable at a rate of \$259,948.95 per month in arrears. Rent for a lesser period will be prorated. The Government shall be entitled to a rent credit in the amount of \$1,551,753.77 to be applied against the monthly rental payment(s) until exhausted. The Tenant Improvement credit of \$1,372,309.00 for the Warm-Lit Shell is separate and apart from the Tenant Improvement Allowance of \$3,298,146.24 amortized in the rent. Tenant Improvement Allowance: The parties acknowledge and agree that the Government has obligated the entire Tenant Improvement Allowance (TIA), as amended, for the initial improvements provided by the Lessor, and that the remaining balance is \$0.00. Rent checks shall be made payable to: JBG/12420 PARKLAWN, L.L.C. at the address shown below: <div style="text-align: center;"> 4445 Willard Avenue Suite 400 Chevy Chase, MD 20815 </div> All other terms and conditions of the base lease shall remain in full force and effect. IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
LESSOR: JBG/12420 PARKLAWN, L.L.C. A Delaware limited liability company By: JBG/Company Manager II, L.L.C. a Delaware limited liability company its managing member By: <u></u> (Signature)		
TITLE: <u><i>Real Leasee</i></u> DATE: <u><i>2/11/11</i></u>		IN THE PRESENCE OF: <u><i>Craig Cooper</i></u>
ADDRESS: 4445 Willard Avenue, Suite 400 Chevy Chase, MD 20815		UNITED STATES OF AMERICA: BY: <u></u> Contracting Officer, GSA, NCR