

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

No. 1

TO LEASE NO: LMD02247

DATE

10/27/11

ADDRESS OF PREMISES

1220 Caraway Court
Largo, Maryland 20774

THIS AGREEMENT, made and entered into this date by and between New Boston Inglewood I, LLC, c/o Transwestern Carey Winston, LLC,

Whose address is 8820 Columbia 100 Parkway, Suite 301
Columbia, Maryland 21045-2172

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective upon date of execution by the Government, as follows:

Since the execution of this Lease the Tenant Improvements have increased such that the cost to construct the space now exceeds the Tenant Improvement Allowance of \$1,665,484.32 and what was anticipated by the Lessor at lease execution (i.e., Tenant Improvement Overage). The Government states that funds are currently available, as of the date of the Government's execution of this Supplemental Lease Agreement (SLA), to be used for the TI Overage. The Government will pay for such TI Overages out of these funds upon completion of the work and acceptance by the Government as substantially complete. The Government agrees to pay interest at 6% per annum for all TI Overage from the date the Lessor receives an Invoice from the General Contractor until the date the space is accepted as substantially complete and the Lessor submits a valid invoice to the Government. The provisions of the Prompt Payment Act apply to the submission of a valid invoice to the Government by the Lessor.

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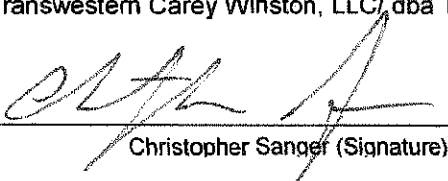
All other terms and conditions of the lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: New Boston Inglewood I, LLC

By: Transwestern Carey Winston, LLC/dba Transwestern, Receiver pursuant to court order dated 1/4/2011

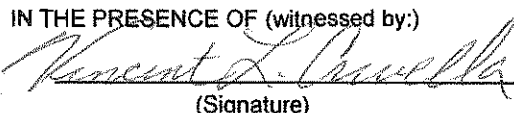
BY


Christopher Sanger (Signature)

Executive Vice-President and General Counsel

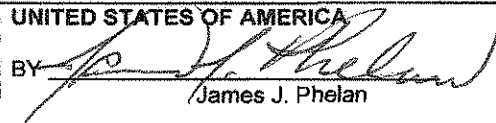
(Title)

IN THE PRESENCE OF (witnessed by:)


(Signature)

UNITED STATES OF AMERICA

BY


James J. Phelan

Contracting Officer, GSA, NCR, PBS