
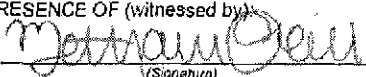
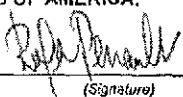


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT 1	DATE OCT 19 2010
TO LEASE NO. GS-11B-02132		
ADDRESS OF PREMISES: 1411-1421 Jefferson Davis Drive Arlington, VA 22202-3229		
THIS AGREEMENT made and entered into this date by and between ML Jefferson, LLC, whose address is: c/o Lowe Enterprises Investment Management, LLC 11777 San Vicente Boulevard, Suite 900 Los Angeles, CA 90049-5011		
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 upon execution by the Government as follows:		
This Supplemental Lease Agreement (SLA) is issued to reflect Government's acceptance of 37,660 Rentable Square Feet (RSF) / 32,550 ANSI BOMA Office Area Square Feet (BOASF) as substantially complete effective May 1, 2010. This space is located in the building known as Jefferson Plaza, with the address being 1411-1421 Jefferson Davis Drive, Arlington, VA 22202. The lease term of 5 years is hereby established to begin on May 1, 2010 and shall expire on April 30, 2015.		
Effective May 1, 2010, the annual rent stated in Paragraph 3 of the SF2 shall be \$1,381,096.50, payable at a rate of \$115,091.38 per month in arrears. Rent for a lesser period shall be prorated. The annual rent includes an operating cost base of \$263,004.00 (\$246,403.50 (base operating cost) + \$16,600.50 (daytime cleaning at \$0.51 per BOASF)), base real estate taxes, and \$151,027.85 to amortize Tenant Improvement Allowance of \$651,000.00 (\$20.00 per BOASF) at six percent (6%) interest rate.		
Per paragraph 6g of the SF2, the Government shall be entitled to a rent credit of \$427,951.05, which shall be applied against the first month's rent and continuing into subsequent months' rent until exhausted.		
The percentage of occupancy for the purpose of calculating real estate tax adjustments in accordance with paragraph 3.6 of the SFO is 6.87% (37,660 RSF / 548,617 RSF).		
The Government also reserves the right to install, operate and maintain rooftop equipment (e.g., antenna, dish, etc.) at Jefferson Plaza at no additional cost. The Government shall issue another SLA establishing the effective date and rent commencement date if the Government exercises the right to install rooftop equipment at Jefferson Plaza.		
This document will not constitute a payment until the date of execution by the Government. As a result, no payment whatsoever are due under this agreement until (30) days after the date of execution. Any amount due thereunder will not accrue interest until that time.		
All other terms and conditions of this lease shall remain in full force and effect.		
IN WITNESS WHEREOF , the parties subscribed their names as of the above date.		
Lessor: ML Jefferson, LLC		
BY <u></u> <small>(Signature)</small>	<u>KATYA NAMAN VICE PRESIDENT</u> <small>Typed Name & Title</small>	
IN THE PRESENCE OF (witnessed by):		
<u></u> <small>(Signature)</small>	<div style="background-color: black; width: 100%; height: 20px;"></div> <small>(Address)</small>	
UNITED STATES OF AMERICA:		
BY <u></u> <small>(Signature)</small>	Contracting Officer	