

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

Number
02

MAY 10 2012

TO LEASE NO.

GS-11B-02262

ADDRESS OF PREMISES:

13990 Parkeast Circle, Chantilly, VA, 20151-2272

THIS AGREEMENT, made and entered into this date by and between **PS BUSINESS PARKS, LP**

Whose address is: 1521 Westbranch Drive, Suite 100
Tysons Corner, VA 22102

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 said Lease is amended, effective upon complete execution, as follows:

This Supplemental Lease Agreement (SLA) No. 02 is hereby issued to reflect an expansion of 13,840 ANSI BOMA Rentable Square Feet (BRSF) [equivalent to 13,243 ANSI BOMA Office Area Square Feet (BOASF)] of office and related space (the "Expansion Space") located on a portion of the first (1st) floor of the building [attached hereto] in accordance with the provisions of SFO No. 07-016 to the above referenced Lease.

The total square footage under lease shall increase from 30,315 BRSF [equivalent to 29,765 BOASF] to **44,155 BRSF [equivalent to 43,008 BOASF]** of space. In consideration, the Government shall increase the annual rent by **\$285,254.22 (\$21.54 per BOASF)**. The annual rent shall increase from \$641,138.10 to **\$926,392.32** payable at the rate of **\$77,199.36 per month in arrears**. The percentage of Government occupancy for Real Estate Tax purposes shall increase from 36.39% to 53.00% (44,155 BRSF / 83,305 BRSF). The Base Operating Cost for escalation purposes shall increase by \$85,020.06 (\$6.42 per BOASF) from \$191,091.30 to \$276,111.36. The operating cost base includes the daytime cleaning premium of \$1.00 per BOASF. The annual rent for the expansion space includes a **tenant improvement allowance of \$264,860.00 (\$20.00 per BOASF)**. The lease term for the expansion space shall run coterminous with the existing term of lease.

The rent commencement date for the expansion space shall be the date the Government "Inspects and Accepts Finished Space" per Solicitation Attachment #2 [Construction Schedule] and shall be memorialized through execution of a Supplemental Lease Agreement by Lessor and the Government. The Lessor, at Lessor's sole cost and expense, shall ensure that the expansion space meets all applicable local and national Fire Safety codes.

Should the Government choose to exercise the Renewal Option under the lease, the annual rental rate for the renewal term will be [REDACTED] payable at a rate of [REDACTED] per month in arrears, plus cumulative operating expense adjustments.

This document will not constitute a requirement for payment until the date of execution by the Government. As a result, no payment whatsoever is due under this agreement until thirty (30) days after the date of execution. Any amount due thereunder will not accrue interest until that time.

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: **PS BUSINESS PARKS, LP**

By: Business Parks, INC. General Partners

BY: 
Keith Summers

Regional Manager/AVP

(Official Title)

IN THE PRESENCE OF (witnessed by :)

UNITED STATES OF AMERICA

BY: 
Marcia E. Parkes

Contracting Officer, GSA, NCR, PBS, WPRA

(Official Title)

1521 Westbranch Dr. Ste 100 Tysons Corner, VA
(Address) 22102