
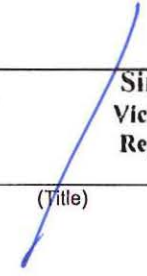
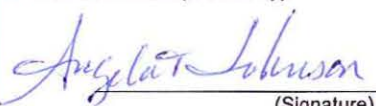


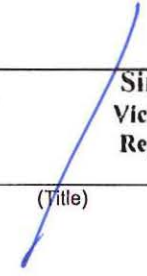
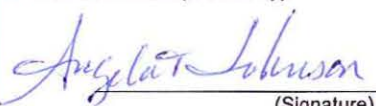


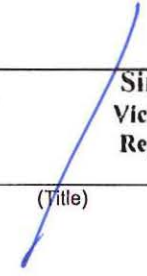
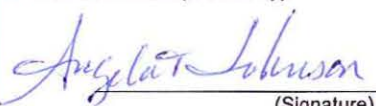



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1 (Page 1 of 2) To LEASE No. GS-11B-02138	DATE AUG 29 2011						
ADDRESS OF PREMISES: 1550 Wilson Boulevard Arlington, VA 22209								
<p>This Agreement, made and entered into this date by and between 1550 and 1560 Wilson Co. LLC, whose address is:</p> <p style="margin-left: 40px;">750 9th Street, NW Suite 700 Washington, DC 20001-4524</p> <p>Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.</p> <p>Whereas, the parties hereto desire to amend the above Lease.</p> <p>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:</p> <ol style="list-style-type: none"> 1. This Supplemental Lease Agreement (SLA) is issued to reflect Government's acceptance of 43,961 Rentable Square Feet (RSF) / 35,530 ANSI BOMA Office Area Square Feet (BOASF) as substantially complete effective November 10, 2010. This space is located in the building known as 1550 Wilson Boulevard, with the address being 1550 Wilson Boulevard, Arlington, VA 22209. The lease firm term of 5 years is hereby established to begin on November 10, 2010 and shall expire on November 9, 2015. 2. Effective November 10, 2010, the annual rent stated in Paragraph 3 of the SF2 shall be \$1,613,417.30 (\$45.41 per BOASF [\$44.53 + \$0.88 daytime cleaning]), payable at a rate of \$134,451.44 per month in arrears. Rent for a lesser period shall be prorated. The annual rent includes an operating cost base of \$301,294.40 (\$8.48 / BOASF), base real estate taxes, and \$172,900.87 to amortize a tenant improvement allowance of \$710,600.00 (\$20.00 / BOASF) at eight percent (8%) annual interest. The operating cost base includes the daytime cleaning premium of \$0.88 per BOASF. The Tenant Improvement Allowance of \$710,600.00 (\$20.00 / BOASF) has been fully amortized and utilized by the Government and has a remaining balance of zero. <p>(Continue to Page 2)</p> <p>All other terms and conditions of this lease shall remain in full force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> Lessor: 1550 and 1560 Wilson Co. LLC BY  (Signature) </td> <td style="width: 50%; vertical-align: top;">  Gregory B. Meyer Sr. Vice President _____ (Title) </td> </tr> </table> <p>In The Presence of (witness by):</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;">  (Signature) </td> <td style="width: 50%; vertical-align: top;"> 750 9th Street NW, WASHINGTON DC _____ (Address) 20001 </td> </tr> </table> <p>United States of America:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> BY  (Signature) </td> <td style="width: 50%; vertical-align: top;"> Contracting Officer, GSA, NCR, PBS _____ (Title) </td> </tr> </table>			Lessor: 1550 and 1560 Wilson Co. LLC BY  (Signature)	 Gregory B. Meyer Sr. Vice President _____ (Title)	 (Signature)	750 9 th Street NW, WASHINGTON DC _____ (Address) 20001	BY  (Signature)	Contracting Officer, GSA, NCR, PBS _____ (Title)
Lessor: 1550 and 1560 Wilson Co. LLC BY  (Signature)	 Gregory B. Meyer Sr. Vice President _____ (Title)							
 (Signature)	750 9 th Street NW, WASHINGTON DC _____ (Address) 20001							
BY  (Signature)	Contracting Officer, GSA, NCR, PBS _____ (Title)							

3. The Lessor will receive a one-time lump sum payment in the amount of \$778,912.42 as settlement for the two hundred four (204) day delay the Government incurred during the initial space build out. Per Section 3.15 of the SFO, the settlement amount was reduced by the operating cost not required to maintain the space.

Annual Rent	\$1,613,417.30	per SF2
Operating Cost	-\$56,872.98	80% of C11 to C14 in 1217
Operating Cost	-\$34,312.94	100% of A5 in 1217
Operating Cost	-\$9,540.36	80% of E18 to E19 in 1217
Operating Cost	-\$82,609.41	100% of G22 in 1217
Operating Cost	-\$36,439.29	100% of G23 in 1217
Total	\$1,393,642.32	

Rate per Day for Delay	\$3,818.20	\$1,393,642.32 per year / 365 days
Payment for 204 Day Delay	<u>\$778,912.42</u>	\$3,509.20 per day x 204 days

4. The percentage of occupancy for the purpose of calculating real estate tax adjustments in accordance with paragraph 3.5 of the SFO is 30.67% (43,961 RSF / 143,313 RSF).
5. 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.

LESSOR



GOV'T

