

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDING SERVICES</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b> <b>No. 1</b>	<b>DATE</b> <div style="font-size: 1.2em;">10/22/2009</div>
<b>ADDRESS OF PREMISE</b> Peter Jefferson Place I 675 Peter Jefferson Parkway Charlottesville, VA 22911-8618		<b>TO LEASE NO.</b> <b>GS-03B-09326</b>  <b>PDN NO: PS0016073</b>

THIS AGREEMENT, made and entered into this date by and between

PJP Building One LC  
c/o Brandywine Realty Trust

whose address is 300 Arboretum Place, Suite 330  
Richmond, VA 23236-3475

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to **issue notice to proceed for tenant improvements.**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon acceptance by the Government, as follows:

This Supplemental Lease Agreement (SLA) formally and officially issues Notice to Proceed in the amount of \$204,195.84 for the [REDACTED] tenant improvements costs.

The total Tenant Improvement amount represents the following: (1) Tenant Improvement of \$204,195.84, to be paid as follows, \$137,739.53 amortized in the rent at an interest rate of 9% over five (5) years and the balance of \$66,456.31, to be paid via a one-time lump sum payment. All lump sum payments shall be paid upon inspection and acceptance by the Government of the said alterations.

Upon completion of the work a lump-sum payment for the alterations will be made in the amount of \$66,456.31. The Lessor must submit an invoice, which includes the PDN Number PS0016073 directly to GSA Finance at GSA, Greater Southwest Region (7BC), P.O. Box 17181, Fort Worth, TX 76102-018. Also a copy of the invoice must be sent to the GSA Contracting Officer.

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.

<b>LESSOR: PJP Building One LC</b> BY <u>By Warren Land and Development Company, LLC, Manager</u> <u>Andrew J. Draper</u> (Signature) <b>ANDREW J. DRAPER</b>		<u>ASSISTANT MANAGER</u> (Title)
IN THE PRESENCE OF <u>[Signature]</u> (Signature)		[REDACTED] (Address)

<b>UNITED STATES OF AMERICA</b> BY <u>[Signature]</u> (Signature)		<b>Contracting Officer</b> (Official Title)
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SCANNED