


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1 TO LEASE NO. GS-11B-02135	DATE MAY 10 2011
ADDRESS OF PREMISES 455 Massachusetts Avenue, NW Washington, DC 20001-2621		
THIS AGREEMENT made and entered into this date between: Square 516S Office Venture, LLC		
Whose address is: 2400 N Street, NW, Suite 600 455 Massachusetts Ave NW Washington, DC 20037-1153 Washington DC 20001		
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 as follows:		
This Supplemental Lease Agreement (SLA) Number 1 is hereby issued to reflect the lease commencement of Lease Number GS-11B-02135 for 27,175 Rentable Square Feet (RSF), being 22,489 ANSI/BOMA Office Area Square Feet (BOASF) of office and related space on a portion of the Fourth Floor and the entire Fifth Floor in the building located at 455 Massachusetts Avenue, NW, Washington, DC 20001- 2621. The lease term is effective October 1, 2010 and shall expire on September 30, 2020 .		
The Government shall pay the Lessor an annual rent of \$1,141,316.75 (\$50.75/BOASF) at the rate of \$95.109.73 per month in arrears. The annual rent includes an operating cost base of \$281,787.17 (\$12.53/BOASF) inclusive of daytime cleaning premium of \$1.23/BOASF, estimated base real estate taxes and \$44,978.00 to amortize a tenant improvement allowance of \$449,780.00 at 0% annual interest and \$52,624.33 to amortize a tenant improvement allowance of \$338,909.23 at 9.5% annual interest over the term. The Government's percentage of occupancy for real estate tax purposes is 11.21% (27,175 RSF/242,367 RSF). The Government shall be entitled to an abatement of rent in the amount of \$570,658.38 to be applied against the monthly fully-serviced rental payment for the first six months of the lease term.		
All other terms and conditions of the lease shall remain in force and in effect. It is understood that only upon execution by the Government does this SLA become binding on both parties.		
IN WITNESS WHEREOF , the parties subscribed their names as of the above date.		
LESSOR: SQUARE 516S OFFICE VENTURE, LLC		
BY <u><i>Mandi L. Worlin</i></u> Mandi L. Worlin Vice President (Title) Date: <u>05/10/2011</u> IN PRESENCE OF (witnessed by): <u><i>Helissa Franklin</i></u> (Signature)		
UNITED STATES OF AMERICA		
BY <u><i>C. Elizabeth Spivey</i></u> C. Elizabeth Spivey (Official Title)	<u><i>C. Elizabeth Spivey</i></u> CONTRACTING OFFICER, GSA, NCR (Official Title)	