

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 1

DATE OCT 05 2011

TO LEASE NO. GS-11B-02328

ADDRESS OF PREMISES: 90 K Street, NE  
Washington, DC 20002-4217

**THIS AGREEMENT**, made and entered into this date by and between **Sentinel Square I, L.L.C.**  
whose address is: c/o Trammell Crow Company,  
1055 Thomas Jefferson Street, NW Suite 600  
Washington, DC 20007

and whose interest in the property hereinafter described is that of OWNER, hereinafter called the LESSOR, and the UNITED STATES OF AMERICA, hereinafter called the Government.

**WHEREAS**, the parties hereto desire to amend the above lease as follows: To state the accurate Broker Commission and Commission Credit amount.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

1) Paragraph 6(D) of the Standard Form 2 is hereby deleted, and replaced with the following:

D. In accordance with Paragraph 2.4 "Broker Commission and Commission Credit" of the Lease, Studley, Inc. is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley have agreed to a cooperating lease commission of [REDACTED] of the lease value for the five (5) year firm term. The total amount of the commission is [REDACTED]. In accordance with the "Broker Commission and Commission Credit" paragraph, Studley, Inc. has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED] and shall be paid as free rent in equal monthly installments of [REDACTED] during months eleven (11) and twelve (12) of the lease. The Lessor agrees to pay Studley, Inc., 555 13th Street, N.W., Suite 420 East, Washington, DC 20004, the Commission less the Commission Credit in the lump sum amount of [REDACTED], which shall be due to Studley, Inc. upon execution of this Lease by the Government and payable within 30 days of the receipt of an invoice.

Notwithstanding Paragraph 3 of the Standard Form 2, the shell portion of the rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the 11th month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Eleventh (11<sup>th</sup>) Month's Rental Payment of \$348,000.00 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Eleventh (11<sup>th</sup>) Month's Rent.

Twelfth (12<sup>th</sup>) Month's Rental Payment of \$348,000.00 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Twelfth (12<sup>th</sup>) Month's Rent.

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All other terms and conditions of the Lease shall remain in force and in effect.

IN WITNESS WHEREOF, the parties subscribed there names as of the above date.

**LESSOR: Sentinel Square I, L.L.C.**

By: TC 90 K Street LLC,  
A Delaware limited liability company,  
its managing member

By: TC MidAtlantic Development III, Inc.  
A Delaware Corporation, its sole member

BY

(Signature)

(Title)

IN PRESENCE OF

(Signature)

(Address)

**UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION**

BY

(Signature)

Lisa Richmond, Contracting Officer

(Official Title)