

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT NO. 4
LEASE AMENDMENT	TO LEASE NO. GS-11P-LDC00252
ADDRESS OF PREMISES: 1250 24 th Street, NW Washington, DC 20037	PDN NUMBER: Not Applicable

THIS AMENDMENT is made and entered into between **1250 24 LLC**, a District of Columbia limited liability company

whose address is 1250 24th Street, NW
Washington, DC 20037

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution as follows:

1. **Premises.** This Lease Amendment (LA) is issued to establish February 8th, 2017 as the lease and rent commencement date for 19,528 rentable square feet (RSF) / 16,834 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space located on the 3rd floor and known as Suite 300 and 17 parking spaces located at 1250 24th Street, NW, Washington, DC 20037. The term for the space is five (5) years and shall expire on February 7th, 2022.

2. **Rent.**

	Annual Rent
Shell Rent	\$684,838.32
Tenant Improvements Rent <small>see Paragraph 3 below</small>	\$168,340.00
Operating Costs <small>see Paragraph 4 below</small>	\$207,725.24
Building Specific Amortized Capital	\$0.00
Parking <small>see Paragraph 5 below</small>	\$72,900.00
Total Annual Rent	\$1,133,803.56


The annual rent shall be paid as follows: \$1,133,803.56 at the rate of \$94,483.63 per month in arrears.

*The shell rent amount per 1.04.A.Subscript 1 of the L100 (Lease) is hereby amended to read \$35.0695576 per RSF multiplied by 19,528 RSF.

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 below date.

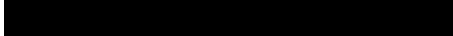
FOR THE LESSOR: 1250 24 LLC

Signature: 
 Name: Michael Bauer
 Title: CFD
 Entity Name: 1250 24 LLC
 Date: 6-7-17

FOR THE GOVERNMENT:

Signature: _____
 Name: _____
 Title: Lease Contracting Officer
 GSA, Public Buildings Service
 Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Jocelyn Quinichette
 Title: Facilities Specialist
 Date: 06.07.17

This Lease Amendment contains two (2) pages.

3. **Tenant Improvement Allowance.** The tenant improvement allowance of \$841,700.00 provided under the Lease has been fully expended through Notice To Proceeds (NTPs) 1, 2, 3, 4, 6, 7, 9, 10, 12, and 13. NTPs 5, 8, and 11 were lump sum awards and will be amortized at a rate of zero percent (0%) per annum for a term of five (5) years.
4. **Operating Costs.** Operating Costs under the Lease are \$10.64 per RSF (\$207,725.24 per annum for the entire lease square footage). \$6,391.56 per annum is included in the operating costs as a premium for daytime cleaning and is subject to annual adjustments.
5. **Parking.** Amending Section 1.02.A of the Lease to delete the text of that section and substitute it with the following: A. Ten (10) parking spaces as depicted on the plan to be approved by the parties for the exclusive use of the Government. Lessor will also provide seven (7) unreserved parking spaces. All of the parking spaces, totaling seventeen (17) (ten (10) reserved and seven (7) unreserved), must be structured/inside parking spaces and none be surface/outside parking spaces.

The annual rent, stated in Paragraph 2 above, is inclusive of these 17 parking spaces (10 reserved spaces (2 on P-1, 8 on P-2) and 7 unreserved spaces) at a rate of \$450.00 per reserved space per month and \$225.00 per unreserved space per month, totaling \$72,900 annually. Parking is subject to 3% annual escalations per Lease Paragraph 1.03(l). Parking Exhibit B (reflecting P-2 parking) is hereby attached and incorporated as part of the Lease.

The parking plan is attached to this LA.

6. **DUNS #.** Paragraph 6 of this Lease Amendment replaces exhibit G of the Lease (GSA Form 3518-SAM) with the following updated DUNS information:

OLD

Address: 1250 24th St., Washington, D.C. 20037-1124
DUNS: 074845447
TIN: [REDACTED]

NEW

Address: 1250 24th St., Washington, D.C. 20037-1124
DUNS: 080511096
TIN: [REDACTED]

7. The attached schedule for buildout is hereby attached and incorporated as part of the Lease.
8. 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 the execution. Any amount due thereunder shall not accrue interest until that time.

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INITIALS: LESSOR *JS* GOV'T