

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT**

LEASE AMENDMENT NO. 1

TO LEASE NO. **GS-11B-12571**

PDN Number:

ADDRESS OF PREMISES **90 K Street, NE, Suite 100
Washington, DC 20002-4217**

THIS AMENDMENT, 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 20007-5258

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 **May 1, 2013** as follows:

This Lease Amendment (LA) is issued to establish the Lease start date and reflect acceptance by the Government of the premises covered by this Lease as substantially complete **effective May 1, 2013**.

- Premises:** The premises covered by this Lease consists of 1,778 BOMA Rentable Square Feet (BRSF) yielding 1,566 ANSI/BOMA Office Area Square Feet (ABOA), located at 90 K Street, NE, Suite 100, Washington, DC 20002-4217.
- Term:** The lease term shall be for six (6) years beginning on May 1, 2013 and ending on April 30, 2019.
- Annual Rent:** Effective September 1, 2013, the Government shall pay the Lessor the annual rent of \$86,233.00 (\$48.50/BRSF) payable at the rate of \$7,186.08 per month in arrears. Rent for a lesser period shall be prorated. Rent shall be abated in full for the first four (4) months of the lease term, commencing on May 1, 2013 and continuing through August 31, 2013 (total free rent abatement in the amount of \$28,744.33 for a monthly credit of \$7,186.08 per month for four months).
- Operating Costs:** For the purpose of adjustments required in Section 2.09 of lease LDC12571, the above annual rent includes an Operating Cost Base of \$12,825.60 (\$7.21/BRSF).
- Real Estate Taxes:** For the purpose of adjustments required in Section 2.07 of lease LDC12571, the Government's percentage of occupancy is 0.43%.
- Broker Commission Credit & Free Rent:** Pursuant to Section 1.03 of lease LDC12571, the Government is entitled to a commission credit in the amount of [REDACTED] to be taken as follows: a portion of the monthly shell rent shall be partially abated during the 5th and 6th months of the lease term, in equal monthly amounts of [REDACTED].

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:

FOR THE GOVERNMENT:

Name: Sentinel Square I, L.L.C., a Delaware limited liability company
By: TC 90 K Street LLC, a Delaware limited liability company, its manager
By: TC MidAtlantic Development III, Inc., a Delaware limited liability company, its sole member
Date: _____

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

WITNESSED FOR THE LESSOR BY:

Name: _____
Title: _____
Date: _____