

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE MAY 13 1999

NO. 1

TO LEASE NO.

GS-11B-00082

ADDRESS OF PREMISES Parklawn Building
5600 Fishers Lane
Rockville, Maryland 20857

THIS AGREEMENT, made and entered into this date by and between Laszlo N. Tauber, M.D. & Associates
A Joint Venture Partnership

whose address is 5110 Ridgefield Road
Suite 404
Bethesda, Maryland 20816

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, effective immediately, as follows:

To expand the net usable square footage (nurf) under this Lease By 2,941 nurf for a total of 1,343,202 nurf. The expansion space includes 2,185 nurf on the 3rd floor as shown in Attachment A, as well as 12 blocks of 63 nurf on each of floors 6 through 18 with the exception of floor 11, as shown in Attachment B of this SLA. The lease term will be consistent with the base lease.

The annual rental will be increased by \$39,056.52 for a total annual rental of \$17,840,632.92 through July 31, 1999, and payable at the rate of \$1,486,719.49 per month in arrears and subject to operating cost and real estate tax adjustments in accordance with the basic lease.

Between August 1, 1999 and July 31, 2000, the rent shall be free to the Government.

Between August 1, 2000 through January 31, 2009, the annual rental shall be increased by \$41,291.64 for a total annual rental of \$18,855,933.00, payable at the rate of \$1,571,327.75 per month in arrears, subject to operating cost and real estate tax adjustments in accordance with the basic lease.

Between February 1, 2009 and July 31, 2010, the rent shall be free to the Government.

The percentage of Government occupancy for tax purposes shall be increased from 97.5% to 97.7%.

The base operating cost figure for escalation purposes is increased from \$1,023,268 to \$1,025,513.

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.

LESSOR LASZLO N. TAUBER, M.D., & ASSOCIATES, A JOINT VENTURE PARTNERSHIP

BY [Redacted Signature]

Managing General Partner
(Title)

5110 Ridgefield Road, Suite 404
Bethesda, MD 20816
(Address)

UNITED STATES OF AMERICA

BY [Redacted Signature]

Contracting Officer
GSA, NCR, RED
(Official Title)