

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	<b>LEASE AMENDMENT No. 1</b>  <b>TO LEASE NO. GS-03P-LMD00104</b>
<b>ADDRESS OF PREMISES</b> Cottonwood Parkway Building 2330 Cottonwood Parkway California, MD 20619-2070	<b>PDN Number:</b>

THIS AMENDMENT is made and entered into between

whose address is: **Clover/Waldshmitt LLC**  
**1700 North Moore Street**  
**Arlington, VA 22209-2070**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease to establish the lease term, establish the square footage and reduce the annual rent to deduct tenant improvement rent.

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 by the government as follows:

- A. The Lease Term Commencement Date is hereby established as June 20, 2017. The lease term is established as June 20, 2017 through June 19, 2027.
- B. Paragraph 1.01, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:  
 A. Office and Related Space: 35,699 rentable square feet (RSF), yielding 31,877 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1<sup>st</sup> and 2<sup>nd</sup> floors, of the Building, as depicted on the floor plan(s) attached to the original Lease.
- C. Paragraph 1.3, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

CONTINUED ON PAGE 2

This Lease Amendment contains 2 pages.

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:**

**Clover/Waldschmitt LLC**

BY: **POINTLESS SPE, INC., MANAGING MEMBER**  
**ROBERT A. WALDSCHMITT**

Signature: [Redacted]  
 Name: RICHARD R. PELLICANI FOR  
 Title: ROBERT A. WALDSCHMITT  
 Entity Name: CLOVER/WALDSCHMITT LLC  
 Date: 14 JULY 17

**FOR THE GOVERNMENT:**

Signature: [Redacted]  
 Name: [Redacted]  
 Title: Lease Contracting Officer  
 Entity Name: General Services Administration, Public Buildings Service  
 Date: 8/9/17

**WITNESSED FOR THE LESSOR BY:**

Signature: [Redacted]  
 Name: TINA BOOKER  
 Title: CONTROLLER  
 Date: 14 JULY 17

*[Handwritten signature]*

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	6/20/2017-6/19/2022	6/20/2022 – 6/19/2027
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$567,760.74	\$641,868.02
OPERATING COSTS <sup>3</sup>	\$186,799.00	\$186,799.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$0.00	\$0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$754,559.74</b>	<b>\$828,667.02</b>

<sup>1</sup>Shell rent (Year 1-5) calculation: \$15.90 (rounded) per RSF multiplied by 35,699 RSF

<sup>2</sup>Shell rent (Years 6-10) calculation: \$17.98 (rounded) per RSF multiplied by 35,699 RSF

<sup>3</sup>Operating Costs rent calculation: \$5.23 (rounded) per RSF multiplied by 35,699 RSF

<sup>4</sup>Building Specific Amortized Capital (BSAC) of \$0.00 are amortized at a rate of 0 percent per annum over 0 years

<sup>5</sup>Parking costs described under sub-paragraph 1 of the original Lease

- D. The proposed Tenant Improvement Allowance (TIA) of **\$217,082.32** amortized at a rate of 7 percent per annum over 10 years shall be effective upon completion and the Government's inspection and acceptance of work. If the TIA amount differs from the proposed amount of \$217,082.32 then such cost will be memorialized in a subsequent Lease Amendment.

END OF DOCUMENT

INITIALS:

  
LESSOR

&

  
GOVT