

ADDRESS OF PREMISES **1 Choke Cherry Road**
Rockville, MD 20850

THIS AGREEMENT, made and entered into this date by and between **JBG/One Choke Cherry, LLC**
 whose address is: **4445 Willard Avenue**
Chevy Chase, MD 20815

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 covenant and agree that the said lease is hereby amended effective **August 27, 2011** as follows:

Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Avg)	Jul	2004	184.90
Corresponding Index	Jul	2011	222.69
Base Operating Cost Per Lease			\$1,647,987.00
% Increase in CPI-W			0.204359113
Annual Increase In Operating Cost			\$336,781.16
Less Previous Escalation Paid			\$258,454.99
Annual Increase In Operating Cost Due Lessor			\$78,326.17

Effective **August 27, 2011**, the annual rent is increased by **\$78,326.17**
 The new annual rent is **\$5,329,954.04** payable at the rate of **\$444,162.84** per month.
 The rent check shall be made payable to:

JBG/One Choke Cherry, LLC
4445 Willard Avenue
Chevy Chase, MD 20815

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: **JBG/One Choke Cherry, LLC**

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF _____ (Signature) _____ (Address)

UNITED STATES OF AMERICA

 Contracting Officer, GSA, NCR, PBS
 (Official Title)