

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE <i>June 6, 2012</i>
	TO LEASE NO. GS-11B-02304	

ADDRESS OF PREMISES
Centerpointe
811, 841, 843, 845 Brightseat Rd
Landover, MD 20785-4740

THIS AGREEMENT, made and entered into this date by and between Guardian Fund II – Centerpointe, LLC, whose address is:
6000 Executive Boulevard
Suite 400
Rockville, MD 20852-3857

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 upon execution by the Government, as follows:


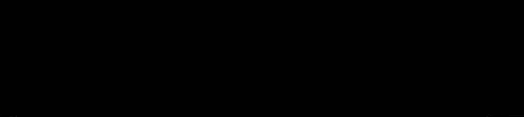

This Supplemental Lease Agreement (SLA) is issued to reflect an increase in rent for the inclusion of daytime cleaning into the base operating cost for 811 Brightseat Road (6,586 RSF / 6,333 USF) at \$1,674.40 per year effective October 1, 2011. The new total annual rent shall increase by \$1,674.40 from \$483,263.97 to \$484,938.37, payable at the rate of \$40,411.53 per month in arrears. The base operating cost shall be increased by \$1,674.40 from \$94,715.00 to \$96,389.40.

Daytime cleaning for 811 Brightseat Road (6,586 RSF / 6,333 USF) shall not affect daytime cleaning for 841, 843, 845 Brightseat Road (18,943 RSF / 18,241 USF).

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 execution. Any amount due thereunder will not accrue interest until that time.

All other terms and conditions of the base lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor: Guardian Fund II - Centerpointe, LLC
By Guardian Fund II - Centerpointe, LLC
BY  President, Guardian Realty Management, Inc.
IN THE PRESENCE OF  Leasing Administrator
UNITED STATES OF AMERICA
BY  Contracting Officer, GSA, NCR, PBS