

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
NO. 21
DATE

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.
GS- 03B - 09074

ADDRESS OF PREMISES
City Crescent Building
10 South Howard Street
Baltimore, Maryland 21201

THIS AGREEMENT, made and entered into this date by and between
City Crescent Limited Partnership
c/o Otis Warren Real Estate Services

whose address is 10 South Howard Street
Baltimore, Maryland 21201

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 include daytime cleaning for
HUD's storefront space.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said
Lease is amended, effective May 4, 1999, as follows:

1. Lessor shall provide janitorial services to the [REDACTED]
[REDACTED] storefront space, which is 1,821 square feet, between 8:00
AM and 9:00 AM.

2. Lessor's rental shall increase by \$1,752.00 annually (\$146.00/month x 12
months) for the difference from the after hour janitorial services currently
specified in the lease to daytime services.

3. Paragraph 3 of Standard Form is amended by deleting the existing text in its
entirety and inserting the following text in lieu thereof:

"3. Government shall pay the Lessor annual rent of \$6,631,447.38 at the rate of
\$552,620.61 per month in arrears. Rent for a lesser period shall be prorated.
Rent checks shall be made payable to: City Crescent Limited Partnership, 10 South
Howard Street, Suite 110, Baltimore, MD 21201."

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

[REDACTED] p
rescent, Inc., General Partner
President

(Title)

10 S. HOWARD STREET, #110, BALTIMORE, MD 21201
(Address)

UNI

Administration, Public Buildings Service

BY

Contracting Officer

(Official Title)

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4. Paragraph 11 of the lease is amended by deleting the existing text in its entirety and inserting the following text in lieu thereof:

*11. For purposes of determining the base rate for future adjustments to the operating cost, the Government agrees that the base rate originally submitted by the lessor on the "Lessor's Annual Cost Statement", (GSA Form 1217) dated April 19, 1990, has been modified to increase the annual cost of services to \$1,723,868.13. This figure includes the Government's pro rata share of operating costs. The Government retains the right to; inspect and review the lessor's records to verify the costs listed on GSA Form 1217 and to verify the submittals of Cotten & Selfon, dated September 27, 1993 and November 16, 1993; and/or to require a certified audit report. The basis for the annual operating costs escalations will be the revised U.S. All Cities Average Consumer Price Index for Wage Earners and Clerical Workers."

LESSOR



GOVERNMENT

