

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

NO. 3

DATE

1/3/94

TO LEASE NO.

GS-11B-10190 (Neg.)

ADDRESS OF PREMISES 11545 Rockville Pike
Rockville, MD

THIS AGREEMENT, made and entered into this date by and between White Flint North Limited Partnership

whose address is c/o Lerner Enterprises
15501 Huff Court
North Bethesda, MD 20895-1094

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 December 16, 1993, as follows:

This SLA is issued to reflect the Government's acceptance of 50% or more of the square footage occupied in the building known as Two White Flint North. Consistent with Section 3, paragraph A of the Lease Addendum, lease commencement starts when at least one-half of the rentable square feet of space is accepted by the Government. To date, the Government has accepted floors 4-10 which represents more than 50% of the Government's occupancy. Total space to be occupied by the Government during the lease term is 329,922 square feet (WBR) on floors 1-10 of the subject building. The term of the lease is December 15, 1993, to December 14, 2013 with an annual rent payable monthly in arrears based upon the following terms:

Lease years: 1 through 5: \$21.62 per rentable square foot or \$7,132,913.64 per annum/\$594,409.47 monthly
Lease years: 6 through 10: \$23.48 per rentable square foot or \$7,746,568.56 per annum/\$645,547.38 monthly
Lease years: 11 through 15: \$24.92 per rentable square foot or \$8,221,656.24 per annum/\$685,138.02 monthly
Lease years: 16 through 20: \$26.45 per rentable square foot or \$8,726,436.90 per annum/\$727,203.08 monthly

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

BY _____

(Title)

IN PRESENCE OF _____

(Signature)

(Address)

UNITED STATES OF AMERICA

BY _____

(Signature)

(Official Title)