

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
No. 3

DATE

7/31/2012

TO LEASE NO.
GS-03B-11323

ADDRESS OF PREMISE

217 East Redwood Street
Baltimore, Maryland 21202-3376

THIS AGREEMENT, made and entered into this date by and between

Redwood Tower Limited Partnership

whose address is

217 East Redwood Street, Suite 950
Baltimore, Maryland 21202-3376

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 commence rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 1, 2012, as follows:

A. Paragraph 1 of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:

"1. The Lessor hereby leases to the Government the following described premises:

7,634.85 Rentable Square Feet yielding 6,639 ANSI/BOMA Office Area square feet and related space, located on a portion of the 15th floor of Redwood Tower located at 217 East Redwood Street, Baltimore, MD 21202-3376 as depicted on Exhibit A (attached) to be used for such purposes as determined by the General Services Administration."

B. Paragraph 2 of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:

"2. TO HAVE AND TO HOLD the said premises with the appurtenances for the term beginning on June 1, 2012 through May 31, 2022, subject to termination and renewal rights as may be hereinafter set forth."

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

IN WITNESS _____ir names as of the above date.

LESSOR: R

BY _____
(Signature)

Abdi Mahamedi
(Title)

IN THE PRESENCE OF

(Signature)

2700 Westchester Ave, Ste 303
Purchase NY 10577
(Address)

UNITE

BY _____
Contracting Officer
(Official Title)

Initials: AM OH
Lessor Government

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TO LEASE NO.

GS-03B- 11323

C. Paragraph 13 of the Rider of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:

"13. Effective June 1, 2012, the Government shall pay the lessor annual rent in accordance with the following schedule:

Years 1 through 5:

The total annual rent of \$168,216.91 breaks down as follows:

Shell Rent: \$106,091.22 per year, or \$15.98 per ANSI/BOMA Office Area Square Foot (ABOA),

Amortized annual cost for Building Specific Security: \$2,372.34 per year,

Amortized annual cost for Tenant Improvement Allowance*: \$7,570.81 per year,

Interest rate at which BSS and Tenant Alterations are amortized: 8.0%

Annual Cost of Services: \$52,182.54 per year or \$7.86 per ANSI/BOMA Office Area Square Foot (ABOA), plus accrued escalations per Paragraph 4.3, "Operating Costs."

Years 6 through 10:

The total annual rent of \$179,916.90 breaks down as follows:

Shell Rent: \$127,734.36 per year or \$19.24 per ANSI/BOMA Office Area Square Foot (ABOA),

Annual Cost of Services: \$52,182.54 per year or \$7.86 per ANSI/BOMA Office Area Square Foot (ABOA), plus accrued escalations per Paragraph 4.3, "Operating Costs."

Years 11 through 15 (Option Term):

The total annual rent of \$204,879.54 breaks down as follows:

Shell Rent: \$152,697.00 per year or \$20.00 per Rentable Square Foot,

Annual Cost of Services: \$52,182.54 per year or \$7.86 per ANSI/BOMA Office Area Square Foot (ABOA), plus accrued escalations per Paragraph 4.3, "Operating Costs."

In accordance with the lease negotiations, the lessor has offered free rent to the Government, if this lease is not terminated at the end of the fifth year, for the first month of the sixth year of the lease."

Initials:
Lessor

Government

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