

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

AUG 06 2013

No. 1

TO LEASE NO.

GS-11B-12581

ADDRESS OF PREMISES

2400 Schuster Drive
Cheverly, MD 20781-1121

THIS AGREEMENT made and entered into this date by and between: **Martin Real Estate JV**

whose address is: **c/o Jay Martin, Managing Partner**

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:

1. Effective **May 1, 2013**, Lease GS-11B-12581, Section 1.19(B), is altered as follows:

The reduction in shell rent shall commence with the first month of rental payments and continue as indicated in this schedule for adjusted monthly rent:

Month 1 Rental Payment of \$105,844.86 minus prorated Commission Credit of [REDACTED] equals [REDACTED]
Month 2 Rental Payment of \$105,844.86 minus prorated Commission Credit of [REDACTED] equals [REDACTED]
Month 3 Rental Payment of \$105,844.86 minus prorated Commission Credit of [REDACTED] equals [REDACTED]

*subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

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

This document will not constitute a payment obligation until the date of execution by the Government. As a result, even though payments will be made retroactively, no monies whatsoever are due under this agreement until thirty (30) days after the date of execution.

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

LESSOR: **Martin Real Estate JV**

By:

JAY MARTIN
MANAGING PARTNER

DATE: 8/6/13

IN THE PRESENCE OF:

(Address)

UNITED STATES OF AMERICA:

BY

Lease Contracting Officer, GSA, NCR