

GENERAL SERVICES ADMINISTRATION	LEASE AMENDMENT NUMBER	1
PUBLIC BUILDINGS SERVICE	TO LEASE NUMBER	GS-11B-12622
LEASE AMENDMENT	PDN NUMBER	NA

ADDRESS OF PREMISES
 9140 Hampton Drive
 9140 E Hampton Drive
 Capitol Heights, MD 20743

THIS AMENDMENT is made and entered into between BDC CAPITAL PROPERTIES, LLC
 whose address is:
 5301 WISCONSIN AVE NW STE 600
 Washington, DC 20015

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant, and agree that the said Lease is amended as follows:

Current Information:

Annual Rent	\$454,185.96
Operating Cost	\$72,933.00

A. Issued to reflect a CPI escalation, as follows:

Base (CPI-W-U.S. City Avg)	November	2013	229.133
Corresponding Index	November	2014	231.551
Base Operating Cost Per Lease			\$72,933.00
% Increase in CPI-W			0.010552823
Annual Increase In Operating Cost			\$769.65
Less Previous Escalation Paid			\$0.00
Annual Increase In Operating Cost Due Lessor			\$769.65

New Information

Annual Rent	\$454,955.61
Operating Cost	\$73,702.65
B. The annual rent shall increase by	\$769.65
Effective	December 22, 2014
New Annual Rent	\$454,955.61
Monthly Rent, in arrears	\$37,912.97

This Lease Amendment contains one page.
 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 below date.

FOR THE LESSOR:	FOR THE
Signature: _____	Signature: _____
Name: _____	Name: Santoni W. Graham
Title: _____	Title: Lease Contracting Officer
Entity Name: _____	GSA, Public Buildings Service
Date: _____	Date: March 3, 2015

WITNESSED FOR THE LESSOR BY:

Signature: _____

Name: _____

Title: _____

Date: _____