

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT</b>	LEASE AMENDMENT NO. 1
	TO LEASE NO. GS-11P-LMD12697
ADDRESS OF PREMISES METRO I 6505 BELCREST RD HYATTSVILLE, MD 20782-2010	PDN Number:

**THIS AMENDMENT** is made and entered into between **NEW TOWN METRO 1 LLC**

whose address is: 3299 K STREET NW  
 SUITE 700  
 WASHINGTON, DC 20007-4438

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: (i) establish the lease and rent commencement date.

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, effective UPON EXECUTION as follows:

1. This lease amendment is issued to establish a lease and rent commencement date of March 13, 2017. The lease shall be effective from **March 13, 2017 to March 12, 2027**. The Effective Term shall therefore commence **March 13, 2017**. The Premises shall remain the same and be 108,088 rentable square feet (RSF)/ 93,990 ANSI/BOMA Office Area square feet (BOASF).
2. Annual Rent:  
 The annual rent shall be **\$2,037,592.22 per annum** (Shell \$1,164,536.11, + operating \$788,576.11+TI per yr \$60,000), payable at the rate of \$169,799.35 per month. The annual rent is inclusive of \$24,480.00 for 24 structured parking spaces.
3. Both the Tenant Improvements Rent and the Building Specific Amortized Capital (BSAC) as specified in Section 1.03 A of the Standard lease dated 7/30/15 shall be deamortized from the rent. The Lessor has made available to the Government an additional Tenant Improvement Allowance of \$300,000 (of which at the time of execution of this SLA, either part or all has been used), which shall be amortized over the five-year (5-year) firm term as specified in Article 2 herein. Tenant

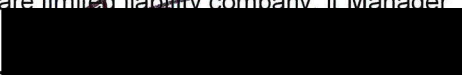
This Lease Amendment contains 2 pages.

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:**

New Town Metro 1 LLC  
 A Delaware Limited Liability Company


By: CCP Managing Member, LLC.  
 A Delaware limited liability company, its Manager

BY:   
 Name: Adam Bernstein  
 Title: President  
 Date: 9/6/17

**FOR THE GOVERNMENT:**

BY: \_\_\_\_\_  
 Name: C.Elizabeth Spivey  
 Title: Lease Contracting Officer  
 Entity: GSA, Public Buildings Service  
 Date: \_\_\_\_\_

**WITNESSED FOR THE LESSOR BY** 

Signature:   
 Name: Brian W. Turley  
 Title: Director of Lease Admin  
 Date: 9/6/17

Improvements in excess of the allowance of \$300,000 shall be reimbursed within thirty (30) days upon receipt of an invoice from Landlord

INITIALS \_\_\_\_\_ & \_\_\_\_\_  
LESSOR GOV'T