

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-LPA12139
ADDRESS OF PREMISES 1300 Virginia Drive Fort Washington, PA 19034-3221	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between

Maplewood-Virginia, LLLP

whose address is: 6 Reservoir Circle, Suite 103  
Baltimore, Maryland 21208-0000

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 the 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, effective June 1, 2014, as follows:

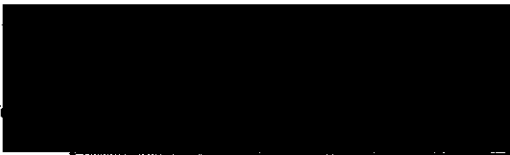
- I. The Lease Term Commencement date is hereby established as June 1, 2014. The lease term is established as June 1, 2014 through May 31, 2024, subject to termination rights established in Section 1.05 of the Lease.
- II. Section 1.03 of the Lease has been deleted in its entirety and replaced with the following:


**"1.03 RENT AND OTHER CONSIDERATION (SEP 2012)**

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  
  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Avir Corporation, General Partner  
Entity Name: Maplewood-Virginia, LLLP  
Date: May 30, 2014

FOR THE GOVERNMENT:  
  
Signature: \_\_\_\_\_  
Name: Rebekah R. Cowles  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: June 3, 2014

WITNESS  
  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Partner  
Date: \_\_\_\_\_

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$33,497.00	\$37,797.00
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$ 12,851.29	\$0.00
OPERATING COSTS <sup>3</sup>	\$ 13,803.00	\$ 13,803.00
BUILDING SPECIFIC AMORTIZED CAPITAL <sup>4</sup>	\$ 0.00	\$ 0.00
PARKING	\$ 0.00	\$ 0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$60,151.29</b>	<b>\$51,600.00</b>

<sup>1</sup>Shell rent (Firm Term) calculation: \$15.58 per RSF multiplied by 2,150 RSF  
<sup>2</sup>The Tenant Improvement Allowance of \$55,395.00 is amortized at a rate of 6.0 percent per annum over 5 years  
<sup>3</sup>Operating Costs rent calculation: \$6.42 per RSF multiplied by 2,150 RSF  
<sup>4</sup>Building Specific Amortized Capital (BSAC) of \$0.00 are amortized at a rate of 0 percent per annum over 0 years

B. Payment of shell and operating cost components of the Lease shall commence effective June 1, 2014. Upon completion and acceptance of the tenant alterations described in Exhibit B of the lease, the expended tenant improvement allowance will be reconciled and amortized over the firm term and added to the rent.

C. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

D. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration (CCR). If the payee is different from the Lessor, both payee and Lessor must be registered in CCR.

E. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in the paragraph entitled "The Premises."
2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;
3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease."

INITIALS:  &   
 LESSOR & GOVT