

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT	DATE
	No. 13	
	TO LEASE NO. GS-11B-00143	

ADDRESS OF PREMISES STAFFORD PLACE
1401 WILSON BLVD
ARLINGTON, VA 22203

THIS AGREEMENT, made and entered into this date by and between STAFFORD PLACE ASSOCIATES LTD. PTRN.

whose address is:
C/O CARR REAL ESTATE SERVICIES
SUITE 160
2070 CHAIN BRIDGE ROAD
VIENNA, VA 22182

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 covenant and agree that the said lease is hereby amended as follows:

Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.

SLA	Year	94 BASE YEAR	DIFFERENCE	GOV. OCC.	AMOUNT DUE
SLA 13	1995	\$ 874,394.58	891,704.04 \$	(17,309.46)	94% \$ (16,270.89)
SLA 13	1996	\$ 1,015,728.00	891,704.04 \$	124,023.96	94% \$ 116,582.52
SLA 13	1997	\$ 1,092,768.00	891,704.04 \$	201,063.96	94% \$ 189,000.12
					<u>\$ 289,311.75</u>

TAX INCREASE DUE LESSOR \$ 289,311.75

The Lessor is entitled to a one-time payment in the amount of \$289,311.75 payable in arrears. Check shall be payable to:

STAFFORD PLACE ASSOCIATES LTD. PTRN.
C/O CARR REAL ESTATE SERVICIES
SUITE 160
2070 CHAIN BRIDGE
VIENNA, VA 22182

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 above date.

LESSOR: STAFFORD PLACE ASSOCIATES LTD. PTRN.

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF

(Signature) _____ (Address)

UNITE [Redacted]

BY [Redacted] *2/9/99* Contracting Officer, GSA, NCR, PBS, PARS
(Official Title)