

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT 23	DATE 4/26/01
	TO LEASE NO. GS-11B-00143	
ADDRESS OF PREMISES 4201 Wilson Blvd. Arlington, VA 22201		
THIS AGREEMENT, made and entered into this date by and between Stafford Place Ltd. Partnership whose address is: C/O Carr Real Estate Services 1110 North Glebe Road, Suite 570 Arlington, Virginia 22201		
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 _____, as follows: This Supplemental Lease Agreement (SLA) is hereby issued for the purpose of acquiring 2,023 BOMA usable square feet of retail space located on the 1 st floor. The current square footage under this lease is increased from 467,280 to 469,303 BOMA usable square feet. As it pertains to the 2,023 BOMA net usable retail expansion space shown in attachment "A": Sixty days following lease award rent will commence. The Government will receive two months free rent on the aforementioned space. The Government will receive \$20,230.00 toward build-out cost upon completion from the Lessor. The Government shall meter and be responsible for its electrical and water usage directly to the utility provider. The Government shall be responsible for the disposal of its trash in accordance with a trash removal system established by the Lessor. The base rental rate for the retail space is as follows: Lease year 1- 5 is \$64,432.55 per year at \$5,369.37 per month in arrears Lease year 6- 8 is \$ 74,689.16 per year at \$6,224.09 per month in arrears The new annual rent for the entire block of space will be \$13,896,403.61 per annum at a rate of \$1,158,033.63 per month in arrears. This amount will adjust accordingly. For Real Estate Tax purposes the Government's new percentage of occupancy is 96%. All other terms and conditions of the lease shall remain in full force and effect.		
IN WITNESS WHEREOF , the parties subscribed their names as of the above date.		
Lessor: _____ es, LP BY _____ IN THE PRESENCE OF _____	<u>Stephen J. Garchik, General Partner</u> <i>(Typed name & Title)</i> _____	
UNITED STATES OF AMERICA BY _____	<u>Contracting Officer, GSA, NCR, PBS</u> <i>(Official Title)</i>	