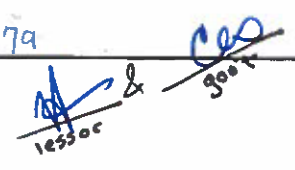


<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	<b>LEASE AMENDMENT No. 1</b>  <b>TO LEASE NO.</b> GS-11B-00279
<b>ADDRESS OF PREMISES :</b> 1501 Wilson Blvd 1501 Wilson Blvd Arlington, VA 22209-2403	<b>PDN Number:</b> 

**THIS AMENDMENT** is made and entered into between Art Property Associates, LLC., c/o Monday Properties located at 667 Madison Avenue, 19th Floor, New York, NY 10065 herein after called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government.

**WHEREAS**, the parties hereto desire to amend the lease to memorialize the tenant improvement as follows:

1. **Leased Premises:** The square footage under this lease shall remain the same for the office and Related Space: 33,396 rentable square feet (RSF), yielding 29,712 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space consisting of 11,132 RSF (or 9,904 ABOA SF) located on the entire 6<sup>th</sup> floor, 11,132 RSF (or 9,904 ABOA SF) located on the entire 7<sup>th</sup> floor and 11,132 RSF (or 9,904 ABOA SF) located on the entire 8<sup>th</sup> floor, of the Building with 0 parking spaces, located in the building known as 1501 Wilson Blvd located at 1501 Wilson Blvd., Arlington, VA 22209-2403.
2. **TERMINATION RIGHTS:**
  - a. Section 1.04 of the Lease is hereby deleted in its entirety and replaced as follows:  
"1.04 Termination Rights. The Government shall have the one (1) time right to terminate this Lease in its entirety only, effective as of the last day of the fifth (5th) Lease Year (i.e., March 14, 2022) by providing not less than one hundred twenty (120) days' prior written notice to Lessor. No rental shall accrue after the later of (i) the effective date of the termination or (ii) the full vacation and surrender of the entire Premises in the condition required by the Lease."
  - b. If the Government does not exercise the one (1) time termination right, the Government will be entitled to an additional credit against the base rent equal to three (3) months of base rent, which shall be applicable as of March 15, 2022 and each month thereafter until exhausted.
  - c. Notwithstanding anything in the Lease to the contrary, including, without limitation, Section 6.11(A)(2), if the Government timely exercises its termination option, Lessor shall not be required to perform any cyclical repainting or recarpeting. If the Government does not exercise its termination option, then the Lessor shall perform cyclical repainting and recarpeting in the Premises during the sixth (6th) Lease Year, provided, however, that if the tenant agency prevents the repainting or recarpeting by the Lessor, the Government shall not be entitled to any credit with respect to the same.

This Lease Amendment contains 2 pages.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_ Timothy Helmig  
Title: ~~Regional Manager~~ Vice President  
Entity Name: Art Property Associates, LLC  
Date: 4/11/17

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_  
Name: Elizabeth Spivey  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 6/8/17

*Wes*

**WITNESSED FOR THE LESSOR BY:**

Signature:

Name:

Katie Rector  
Executive Assistant

Title:

Date:

3. **PERCENTAGE OF OCCUPANCY:** The Government's percentage of occupancy for real estate tax purposes shall remain the same based on the 33,396 brsf.
4. This document shall not constitute a payment obligation until the date of its execution by the United States. As a result, except as specifically discussed elsewhere in this SLA, even though payments are to be made retroactively, no moneys whatsoever are due under this agreement until thirty (30) days after its execution.
5. In the case of any conflict between this LA and any other provision of the Lease and its attachments, this LA shall govern.

All other terms and conditions of the Lease not affected by this LA shall remain in full force and effect.

*Wes*