

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	<b>LEASE AMENDMENT No. 1</b>
<b>LEASE AMENDMENT</b>  <b>ADDRESS OF PREMISES</b> Tycon Courthouse 2070 Chain Bridge Road Vienna, VA 22182-2500	<b>TO LEASE NO. GS-11P-LVA00282</b>  <b>PDN Number:</b>

**THIS AMENDMENT** is made and entered into between **PRIM TYCON Courthouse, LLC**

whose address is: **WTC-East  
Two Seaport Lane  
Boston, MA 02210**

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 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 by the Government, as follows:

**1. Lease Term Commencement**

The Government accepts the space "as-is" and the lease commencement date is October 1, 2017. The lease term is for 10 (ten) years firm with no cancellation options.

**2. Annual Rent:**

The annual rent shall be the shell plus operating expense rent plus amortized TI and BSAC totaling \$473,611.81 (\$34,54271 RSF). The monthly rent shall be \$39,467.65. Section 1.03J shall be replaced with the following: "The Government shall be entitled to live (5) months free rent in the amount of \$197,338.25 to be applied against the monthly rent stated above until exhausted." As of March 1, 2018, the free rent concession has been exhausted.

**3. TI and BSAC Allowance:**

The Government shall be entitled to the TI Allowance stated in Section 1.06 and the BSAC allowance stated in Section 1.08 until December 31, 2018. Any amount of either or both of these allowances utilized prior to December 31, 2018 will be amortized into the remaining lease term as specified in the lease.

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:**

Signature: \_\_\_\_\_  
 Name: Rosemary T. Haydel  
 Title: Executive Director  
 Entity Name: PRIM TYCON COURTHOUSE LLC  
 Date: 3/30/18

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_  
 Name: John Mowery  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service  
 Date: 4/12/18

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
 Name: Robert Schilling  
 Title: Manager  
 Date: 3/30/18

INITIALS: RM  
 LESSOR

& [Signature]  
 GOVT