

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT

DATE **NOV 18 2008**

No. **4**

To LEASE NO. **GS-11B-01712**

ADDRESS OF PREMISES 2200 Crystal Drive, Arlington, Virginia 22202

**THIS AGREEMENT, made and entered into this date by and between CESC PLAZA LIMITED PARTNERSHIP**

Whose address is c/o Charles E. Smith Real Estate Services L.P.  
2345 Crystal Drive  
Arlington, Virginia 22202

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 being issued to be effective July 15, 2008, to increase the square feet by an additional **1,938 BOMA Rentable Square Feet (BRSF) or 1,707 BOMA Office Usable Square Feet (BOUSF)** (the additional space is located on the Third Floor as shown on Exhibit A attached hereto), known as Suite 300 ANX. The Lease is amended effective July 15, 2008, to increase the square feet by an additional **1,938 BOMA Rentable Square Feet (BRSF) or 1,707 BOMA Office Usable Square Feet (BOUSF)** for a total of **280,039 BRSF** equivalent to **246,707 BOUSF** of office and related space in the building known as 2200 Crystal Drive and shown on the floor plans attached hereto.

Paragraph 3 of the SF2 is amended as follows:

Effective July 15, 2008, the Government shall pay the Lessor an annual rent of \$8,157,364.40 at \$ 29.13 (\$29.1293869782) per BRSF or \$33.06 (\$33.0649896435) per BOUSF at the rate of \$679,780.37 per month in arrears. This rent consists of \$8,001,700.00 for the initial leased space of 278,101 BRSF, \$99,913.78 representing Operating Expense Adjustment on the initial leased space of 278,101 BRSF pursuant to SLA Nos. 2 and 3, and \$55,750.62 for the 1,938 BRSF / 1,707 BOUSF of additional space added by this SLA (\$ 32.66 per BOUSF / \$28.7671 per BRSF). The rent shall be in addition to future Operating Expense Adjustments and all Tax Adjustments accruing during the term of the Lease. Rent checks shall be payable to: CESC Plaza Limited Partnership, c/o Charles E. Smith Real Estate Services L.P., P.O. Box 642006, Pittsburgh, PA 15264-2006.

For purposes of calculating operating cost escalations accruing on or after July 15, 2008, the operating cost base for the leased space (including the 1,938 BRSF added to the Lease pursuant to this SLA) shall be increased by \$10,600.47 (\$6.21/BOUSF times 1,707 BOUSF) from \$1,521,450.00 to \$1,532,050.47. The base CPI index for the initial leased space shall continue to be used for the additional space.

For purposes of calculating adjustments for real estate taxes accruing on or after July 15, 2008, the Government's percentage of occupancy of 2200 Crystal Drive shall be increased by Sixty-Five Hundredths Percent (0.65%) from 92.69% to 93.34%, based upon the total building square footage of 300,022 BRSF.

The Government shall accept Suite 300ANX in its existing 'as is' condition, except that Lessor shall complete at its expense the following work: 1) remove door and close in wall at current connection between Suite 300ANX to non-Government tenant on third floor; 2) remove south wall separating Suite 300ANX from Government space on third floor already under the Lease; 3) cover and finish expansion joint in Suite 300ANX; and 4) finish all walls in Suite 300ANX to be ready for painting by Government. All other work required by the Government in Suite 300ANX or to connect Suite 300ANX to the other Government space on the third floor, including but not limited to painting, ceiling tile, carpet or other floor covering, electrical outlets and telecommunications wiring, shall be done by the Government at its expense.

No brokerage commission in connection with this SLA is due or payable to the Government or any broker acting on behalf thereof and the Government shall not be entitled to any free rent period or tenant improvement allowance with respect to Suite 300ANX.

This document will not constitute a payment obligation until the date of execution by the United States. As a result, even though payments will be made retroactively, no monies whatsoever are due under this agreement until thirty days after the date of execution.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the undersigned has signed as of the above date.

LESSOR  
BY: \_\_\_\_\_  
By \_\_\_\_\_  
In The P

*Executive Vice President*  
(Title)  
*2345 Crystal Drive Arlington, VA 22202*  
(Address)

Contracting Officer  
GSA, NCR, PBS  
(Official Title)