

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 4	DATE JUL 06 2009
	TO LEASE NO GS-11B- 01929	

ADDRESS OF PREMISES 9325 Discovery Boulevard
Manassas, Virginia 20109

THIS AGREEMENT, made and entered into this date by and between **TPC University L.C.**
whose address is **The Peterson Companies**
12500 Fair Lakes Circle, Suite 400
Manassas, Virginia 20109

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 upon complete execution by the Government, as follows:

1. This Supplemental Lease Agreement (SLA) Number 4 is issued to acquire and accept 17,175 Rentable Square Feet (RSF) of expansion space (13,926 ANSI/BOMA Office Area Square Feet) consisting of 10,980 RSF (8,754 OASF) located on a portion of the 3rd Floor West (Room 135) and 6,195 RSF (5,172 OASF) located on a portion of the 1st floor West (Room 140) as shown on the attached floor plans (Exhibit A and Exhibit B). The term for this expansion space shall commence on May 1, 2009 and shall be coterminous with the base lease. The total amount of space under this lease is increased from 199,110 RSF (175,346 ANSI/BOMA Office Square Feet) to 216,285 RSF (189,272 OASF).
2. The annual rent for the expansion space shall be \$583,606.50 (\$33.98 x 17,175 RSF). Effective May 1, 2009 the annual rent shall increase by \$583,606.50 from \$6,924,426.76 to \$7,508,033.26 payable at the rate of \$625,669.44 per month in arrears. The rent shall include, and the Lessor shall provide, all services, maintenance, alterations and repairs currently provided under the lease. However, the Government shall pay for the direct electric costs associated with the Government's equipment in Room 135 which shall be separately metered. The Government shall also pay for the electrical consumption and associated costs for providing HVAC services required for the 24/7 operation of the equipment in Room 135.
3. The Lessor shall deliver the space to the Government in its "as is" condition on May 1, 2009. The Lessor shall also provide and complete additional tenant improvement work in the expansion space in accordance with the approved plans as set forth in Exhibit C at no additional cost. The additional work will be performed in accordance with a schedule to be developed by the Lessor and the Government. If the Government wishes to make changes to the approved plans which result in an increase in the cost of the additional tenant improvements, the Government shall make a lump sum payment to cover these costs.

(Continued on Page 2)

All c [redacted] remain in force and effect.
IN W [redacted] their names as of the above date.

LES
BY: [redacted]
BY: Steven B. Peterson, manager
(Title)
IN THE PRESENCE OF (witnesses by):
[redacted] 12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033
(Address)

UNITED STATES OF AMERICA
[redacted]
Contracting Officer, GSA, NCR, WPJ (DC Service Center)
(Official Title)

GENERAL SERVICES ADMINISTRATION- PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 4	DATE JUL 06 2009
	TO LEASE NO. GS-11B- 01929	
ADDRESS OF PREMISES: 9325 Discovery Boulevard, Manassas, Virginia 20109		
<u>CONTINUED FROM PAGE 1</u>		
<p>4. Effective May 1, 2009 the base for operating cost adjustments pursuant to Paragraph 3.9 (Operating Costs Base) of the SFO shall be increased by \$101,580.95 from \$1,270,364.00 to \$1,371,944.95. This revised base will be used to calculate the next CPI adjustment effective December 1, 2009. All future CPI adjustments shall be calculated using this revised base. The revised operating cost base includes the cost of daytime cleaning for this expansion space pursuant to Paragraph 7.7 of the SFO.</p> <p>5. This SLA is also issued to correct the overall building measurement which is hereby increased to 224,775 RSF and the Government's percentage of occupancy which changed as a result of the final building measurement. Effective May 1, 2009 the Government's percentage of occupancy for Tax Adjustment purposes shall be 96.22% (216,285 RSF/224,775 RSF). In accordance with Paragraph 3.7 (Tax Adjustment) of the SFO, all tax adjustments shall be calculated utilizing this revised percentage of occupancy.</p>		
<p>All other terms and conditions of the lease shall remain in full force and effect.</p> <p>This document will not constitute a payment until the date of execution by the Government. As a result, no payments whatsoever are due under this agreement until (30) days after the date of execution. Any amount due hereunder will not accrue interest until that time.</p>		

LESSOR

GOVT