

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 9	DATE FEB 06 2012
	TO LEASE NO GS-11B-01929	Page 1 of 1

ADDRESS OF PREMISES: **9325 Discovery Boulevard
Manassas, VA 20109-3992**

THIS AGREEMENT, made and entered into this date by and between: **TPC University L.C.**

Whose address is: c/o **The Peterson Company
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033-3804**

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 upon execution by the Government as follows:

1. This Supplemental Lease Agreement (SLA) is issued to reflect an increase in the annual operating costs due to changes in the Government's requirements after lease award. These changes include additional HVAC capacity in excess of the SFO standards and additional security screening for building and custodial engineers. In addition, the Government has required that the Lessor utilize a specific method to test the emergency generator, resulting in higher costs.
2. The attached revised Form 1217 reflects an additional \$113,017.86 in annual operating costs for the building. The Government has reviewed and is in agreement with these increased expenses.
3. Effective July 1, 2011, the annual rent shall increase by \$113,017.86 from \$7,538,873.80 to \$7,651,891.66 payable at the rate of \$637,657.64 per month in arrears. Effective July 1, 2011, the base for operating cost adjustments pursuant to Paragraph 3.8 of the SFO shall increase by \$113,017.86 to \$1,524,472.31. To date, the 2010 CPI adjustment has not yet been processed, but is due. It will be processed as a separate action.
4. Additionally, the Government acknowledges that added costs and expenses are due the Lessor for changes made during the initial buildout of the space. These costs include extra electricity usage for larger HVAC units, and added maintenance and repair costs for said units. The added annual cost will be paid by separate service contract.

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 by the Government's Contracting Officer. 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 above date.

LESSOR: TPC University L.C.
By: **MVP Management, LLC, its Manager**

BY  William E. Peterson, Manager
(Name & Title)

IN THE PRESENCE OF (witnessed by:)
 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033
(Signature) (Address)

BY  Contracting Officer, GSA, NCR, Real Estate Division
(Official Title)