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| GENERAL SERVICES ADMINISTRATION<br>PUBLIC BUILDINGS SERVICE<br><br><b>SUPPLEMENTAL LEASE AGREEMENT</b> | SUPPLEMENTAL AGREEMENT<br><br><b>No. 2</b> | DATE<br><br><b>MAR 14 2012</b> |
|  | TO LEASE NO.<br><b>GS-11B-02229</b>        |                                |

ADDRESS OF PREMISES  
**Renaissance Park at Dulles, Building 8  
13958 Park Center Road  
Herndon, VA 20171**

THIS AGREEMENT made and entered into this date by and between: **OTR, an Ohio General Partnership, acting as the duly authorized nominee of the State Teachers Retirement System of Ohio**

whose address is: **275 East Broad Street, Suite 500  
Columbus, OH 43215-3703**

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 execution by the Government, as follows:

The Supplemental Lease Agreement is issued to reflect the substantial completion and acceptance of 40,402 BOMA rentable square feet (BRSF) of space equivalent to 39,967 ANSI/BOMA Office Area square feet (BOASF), by the Government, effective December 7, 2011. The lease commencement date for the entire premises is hereby established as December 7, 2011 and the lease shall expire on December 6, 2016.

Effective December 7, 2011, the Government shall pay the Lessor annual rent of \$720,205.34 (\$18.02/BOASF) at the rate of \$60,017.11 per month in arrears. The annual rent includes an operating cost base of \$256,987.81 (\$6.43/BOASF), base real estate taxes and \$48,623.20 for the tenant improvement allowance of \$199,835.00 (\$5.00/BOASF), which was fully utilized, amortized at 8% annual interest. The Government's Percentage of Occupancy is 27.96% for real estate tax purposes, based on 40,402 BRSF/144,484 BRSF.

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

This document will not constitute a payment until the date of execution by the Government. As a result, even though payments will be made retroactively, no monies whatsoever are due under this agreement until thirty (30) days after the date of execution.

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

LESSOR: **OTR, an Ohio General Partnership, acting as the duly authorized nominee of the State Teachers Retirement System**

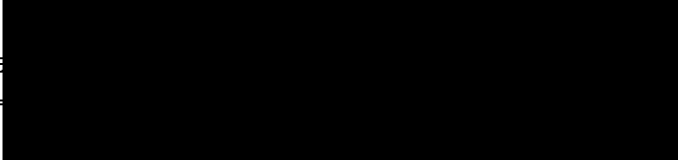
By: 

**Evelio Rosario III**  
**Authorized Agent**  
(Name & Title)

IN THE PRESENCE OF: 

*STRS Ohio, 275 E. Broad St., Cols. OH 43215*  
(Address)

UNITED STATES OF AMERICA:



Contracting Officer, GSA, NCR, Lease Executions Division  
Official Title