

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NUMBER	8
	TO LEASE NUMBER	GS-11B-02281
	PDN NUMBER	NA

ADDRESS OF PREMISES
 GUNSTON COMMERCE CENTER BLDG 9
 10450 FURNACE ROAD
 LORTON, VA 22079-4128

THIS AMENDMENT is made and entered into between **TER SECURITY II LLC**
 whose address is: **COLCHESTER SECURITY II LLC**
 10501 FURNACE RD STE 208
 LORTON, VA 22079- 2633

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 as follows:

Current Information:

Annual Rent	\$2,136,289.39
Operating Cost	\$472,699.30

A. Issued to reflect a CPI escalation, as follows:

Base (CPI-W-U.S. City Avg)	August	2011	223.326
Corresponding Index	August	2013	230.359
Base Operating Cost Per Lease			\$214,842.00
% Increase in CPI-W			0.031492079
Annual Increase In Operating Cost			\$6,765.82
Less Previous Escalation Paid			\$3,588.30
Annual Increase In Operating Cost Due Lessor			\$3,177.52

New Information

Annual Rent	\$2,139,466.91
Operating Cost	\$475,876.82

B. The annual rent shall increase by **\$3,177.52**
 Effective **September 1, 2013**
 New Annual Rent **\$2,139,466.91**
 Monthly Rent, in arrears **\$178,288.91**

This Lease Amendment contains one page.

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:	FOR THE GOVERNMENT:
Signature: _____	Signature: _____
Name: _____	Name: <u>Ross</u>
Title: _____	Title: Lease Contracting Officer
Entity Name: _____	GSA, Public Buildings Service
Date: _____	Date: <u>April 21, 2013</u>

WITNESSED FOR THE LESSOR BY:

Signature: _____

Name: _____

Title: _____

Date: _____