

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-11B-02292
ADDRESS OF PREMISES 15020 – 15030 Conference Center Drive Chantilly, VA 20151-3868	PDN Number: N/A

THIS AMENDMENT is made and entered into between

I & G Mission Ridge LLC

whose address is: c/o LaSalle Investment Management
200 East Randolph Drive
Chicago, IL 60601-6521

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, effective **upon execution by the Government**, as follows:

1. To provide for the required electrical capacity for Government occupancy at the Premises, based on the Government's preferred design, the Lessor will permit and facilitate the installation of four (4) electrical transformers with the following specifications:
 - Two (2) transformers shall be alternating current, 3 phase, 60 hertz at 277/480 volts
 - Two (2) transformers shall be alternating current, 3 phase, 60 hertz at 120/208 volts

The service provided from these transformers is in addition to the normal service associated with two (2) existing 1500 kVA 34.5/19.9 kV 277/480 V transformers at each building.

2. The Lessor will contract with the NORTHERN VIRGINIA ELECTRIC COOPERATIVE (NOVEC) under the attached ELECTRIC SERVICE AGREEMENT documents, and those documents will become collectively **Exhibit N** to the Lease. The Government will not take any action or omit to take any action which would cause the Lessor to be in breach of the contractual terms of Exhibit N under this Lease Amendment.

This Lease Amendment contains 2 pages.

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:

Signature: _____
Name: Michelle Austin
Title: Vice President
Entity Name: I & G Mission Ridge, LLC
Date: 6/24/14

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: JUL 01 2014

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: Julie Plante
Title: Analyst
Date: 6/24/14

3. Any costs associated with providing additional electrical service related to Exhibit N and the additional transformers, including but not limited to labor, service fees, warranty contracts, maintenance (preventive or otherwise), repair and replacement, will be reimbursed to the Lessor by the Government. The costs will reflect the Lessor's actual costs and the Lessor will provide all documentation, and will be memorialized in a separate Lease Amendment.
4. The Government further agrees to increase the operating costs of the Lease if the incorporation of the additional transformers and the terms and conditions of Exhibit N during normal building hours causes the Lessor to incur additional costs. Should additional costs be incurred by the Lessor, the Lessor will present to the Government a modified Form 1217 for the amount required to adjust the operating expenses no later than 60 days after Government occupancy.
5. All transformers and associated equipment will be separately metered and electricity used outside of normal building hours as set forth in Paragraph 4.5 of the SFO shall be paid for by the Government. The cost of electricity service outside of that which is provided as part of the standard 11-hour day shall be agreed to by the Lessor and Government, and shall reflect the Lessor's actual costs. The actual costs of providing this service will be memorialized on a separate Lease Amendment.
6. The Lessor shall provide documentation regarding any supplemental electricity used, including but not limited to, an inventory of the equipment operated to provide the electricity, past utility bills, and other pertinent information as reasonably requested.

INITIALS:

MUR
LESSOR

&

JB
GOVT