

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT

DATE

MAY 16 2012

No. 1

TO LEASE NO.
GS-11B-02301

ADDRESS OF PREMISES

Prince William Commons Building #10
3310 Nobel Pond Way
Woodbridge, VA 22193-1472

THIS AGREEMENT made and entered into this date by and between PARKWAY EAST, LLC

Whose address is: 10501 Furnace Road, Suite 208
Lorton, Virginia 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.

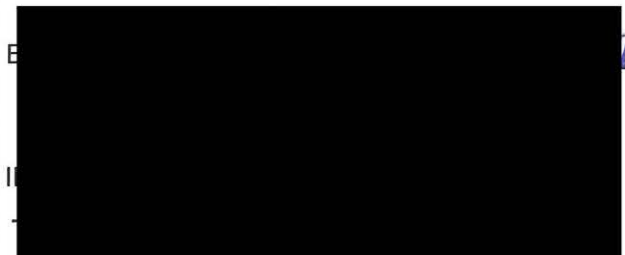
NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree said Lease is amended upon execution of the Government as follows:

1. This Supplemental Lease Agreement (SLA) is issued to reflect the acceptance of space and lease commencement for 4,764 ANSI/BOMA Rentable Square Feet (BRSF), which yields 4,764 ANSI/BOMA Office Area Square Feet (ABOA) of warehouse space for a term of 5 years beginning January 6, 2012 and ending on January 5, 2017.
2. The Government shall pay the Lessor an annual rent of \$104,141.04 (\$21.86/BRSF), payable at the rate of \$8,678.42 per month in arrears.
3. The base for annual operating cost CPI adjustments, pursuant to Paragraph 2.2 of the SFO, shall be \$24,058.20 (\$5.05/BOASF).
4. The Government's percentage of occupancy for purposes of tax adjustments, pursuant to 2.1 of the SFO, shall be 9.42% (4,764 BRSF/50,590 BRSF).
5. The Government and the Lessor acknowledge that the tenant improvement allowance in the amount of \$23,820.00 amortized at a rate of 9% over the initial firm term of the lease, has been fully utilized and amortized in the rent.

This document will not constitute a payment obligation until the date of execution by the Government. As a result, even though payments will be made retroactively, no moneys whatsoever are due under this agreement until thirty days after the date of execution. 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: PARKWAY EAST, LLC



Debra W. Lynett Manager
(Name & Title)

(Address)

UNITED STATES OF AMERICA:



Contracting Officer, GSA, NCR,
(Official Title)