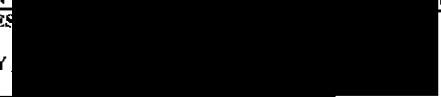
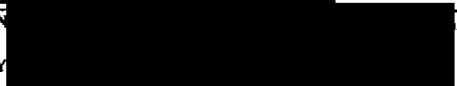


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES	SUPPLEMENTAL AGREEMENT No. 1	DATE SEP 28 2011
SUPPLEMENTAL LEASE AGREEMENT		TO LEASE NO. GS-03B-11311
ADDRESS OF PREMISE Norfolk Commerce Park II 5301 Robln Hood Road Norfolk, Virginia 23513-2419		
THIS AGREEMENT, made and entered into this date by and between Norfolk Commerce Park, LLC		
whose address is 7600 Wisconsin Avenue 11th Floor Bethesda, Maryland 20814-4887		
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:		
WHEREAS, the parties hereto desire to amend the above Lease, to establish early rent commencement.		
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 12, 2011 , as follows:		
A. Paragraph 2 of the Standard Form 2 of the Lease is hereby deleted in its entirety and the following is inserted in lieu thereof:		
"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning October 12, 2011 through October 11, 2021, subject to termination and renewal rights as may be hereinafter set forth."		
B. Paragraph 3 of the Standard Form 2 of the Lease is hereby deleted in its entirety and the following is inserted in lieu thereof:		
"3. The Government shall pay the Lessor annual rent of \$348,300.00, at a rate of \$29,025.00 per month in arrears. This figure consists of \$239,725.00 for the Shell Rent and \$108,575.00 for the Annual Cost of Services. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: Norfolk Commerce Park, LLC, 7600 Wisconsin Avenue, 11 th Floor, Bethesda, Maryland 20814-4887."		
C. This Supplemental Lease Agreement (SLA) is being executed to establish the Government's desire for early rent commencement. The Annual Rental described above represents the Shell and Annual Cost of Services Rates only, as described in Paragraph 13, Years 1 through 5, of the Rider to the Lease. The Rental Rate associated with the Tenant Improvements and Building Specific Security, as identified in Paragraph 13, Years 1 through 5, of the Rider to the Lease shall commence upon the Government's Official Inspection and Acceptance of the Tenant Improvements and continue for five (5) consecutive calendar years. In addition, upon the Government's Official Inspection and Acceptance of the Tenant Improvements, the Lessor and Government agree to extend the Firm Term of the lease to identify a new five (5) year firm term period. Accordingly, upon the Government's Official Inspection and Acceptance of the Tenant Improvements, the Government's Termination Right Date identified in Paragraph 4 of the Standard Form 2 will be amended to identify a date in which the Government may terminate this lease at any time, in whole or in part, after five (5) years from the Government's Official Inspection and Acceptance of the Tenant Improvements.		
D. This Supplemental Lease Agreement (SLA) contains one (1) page.		
All other terms and conditions of the lease shall remain in force and effect.		
IN WITNESS WHEREOF, the parties have hereunto set their names as of the above date.		
LESSOR		
BY	<u>REGIONAL VICE PRESIDENT</u> (Title)	
IN	<u>7600 Wisconsin Ave 11th floor</u> (Address) <u>Bethesda, MD 20814</u>	
UN	Administration, South Branch, Richmond Section	
BY		
(Signature)	<u>Contracting Officer</u> (Official Title)	
INITIALS: LESSOR _____	U.S. GOVERNMENT <u>DI</u>	