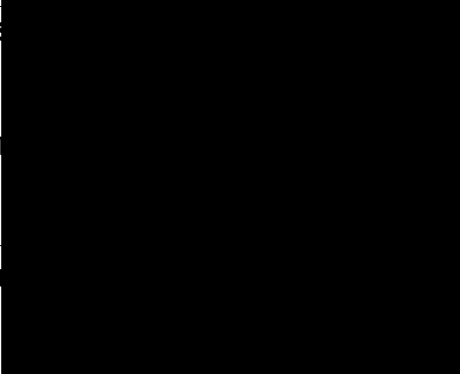
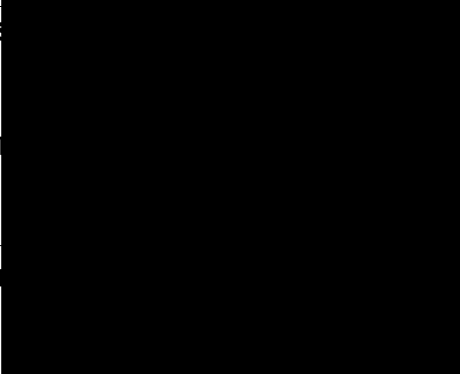


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 014 TO LEASE NO. GS-03B-11352	DATE: 29-Oct-13
ADDRESS OF PREMISES: 509 Resource Row Chesapeake, VA 23320		
THIS AGREEMENT, made and entered into this date by and between: Whose address is: Walsh FBI Chesapeake, LLC 929 West Adams Street Chicago, IL 60302-3021 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 clarify the current lease documents. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective the date shown above, as follows:		
PCO No: 0137 Lease Commencement and Final Acceptance Lessor PCO No Amount: \$0.00 Days: 0 calendar days Scope: Revise the Lease Documents as detailed more specifically in the one page document entitled "SLA 14/PCO 137 Final Acceptance."		
The lump sum payment noted in SLA 002, Section B to be paid to the LESSOR upon acceptance of the leased space is hereby modified as indicated in the Summary of Supplemental Lease Agreements, attached hereto. 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.		
LES BY IN		<u>Manager</u> (title) <u>929 West Adams St. Chicago, IL 60607</u> (Address)
UN BY		_____ (Official Title)

LEASE NO **GS-03B-11352**
Supplemental Lease Agreement **014**

Initials


Govt


Lessor

SLA 14/PCO 137 Final Acceptance

- A. Paragraph 1 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and substituting in lieu thereof the following:

"1. The Lessor hereby leases to the Government the following described premises:

131,463 rentable square feet yielding approximately 120,442 ANSI/BOMA office area square feet and related space in a building located at 509 Resource Row, Chesapeake, Virginia 23320-3706, along with 179 structured and 40 surface parking spaces, to be used for such purposes as may determined by the General Services Administration."

- B. Paragraph 2 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and substituting in lieu thereof the following:

"2. To have and to hold the said premises with their appurtenances for the term beginning on October 4, 2013 through October 3, 2033."

- C. Paragraph 3 of Standard Form of the Lease is hereby amended by deleting the existing text in its entirety and substituting in lieu thereof the following:

"3. The Government shall pay the Lessor an annual rental rate broken down as follows:

Years 1 through 20

The total annual rent of \$4,821,736.67 consists of the following cost components:

Shell Rent: \$26.81 per Rentable square foot.

Annual Rent for Amortized Tenant Improvements: \$335,096.66 per annum.

Interest Rate at which Tenant Alterations are amortized: 5.16%

Annual Rent for Amortized Building Specific Security: \$107,607.48

Annual Cost of Services: \$6.50 per rentable square foot plus accrued escalations per SFO Paragraph 4.6, "Operating Costs".

The total cost for tenant improvements is \$5,268,666.00. The amount of \$4,175,182.15 shall be amortized into the rental rate over 240 months at an interest rate of 5.16%. The remaining cost of \$1,299,056.34 will be paid to the Lessor in a lump sum payment upon acceptance of the leased space. The remittance address for the payment of the lump sum payment is: Walsh FBI Chesapeake, LLC, 929 West Adams Street, Chicago, IL 60607-3021".

SCANNED



GM