

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No.8 Page 1 of 2	DATE 12/18/2012
	TO LEASE NO. GS-03B-12013	

ADDRESS OF PREMISE
Cosner's Corner
9915 Jefferson Davis Highway
Fredericksburg, VA 22047-0000

Pegasys Document Number (PDN)

THIS AGREEMENT, made and entered into this date by and between

9911 JDH, LLC
c/o Ratner Companies

whose address is

1577 Spring Hill Road
Suite 500
Vienna, VA 22182-2223

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 change the lease number, change the address of premise, establish the square footage, establish the lease term, and establish the annual rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 10, 2012 as follows:

- A. The Lease Number is hereby changed to GS-03B-12013.
- B. The "Address of Premise" is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

Cosner's Corner
9915 Jefferson Davis Highway
Fredericksburg, VA 22047-0000

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

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

9,139 Rentable Square Feet yielding approximately 8,385 ANSI/BOMA Office Area square feet and related space located on the First Floor of the building known as Cosner's Corner, 9915 Jefferson Davis Highway, Fredericksburg, VA 22047-0000, as depicted on Exhibit A, attached to the original lease

to be used for such purposes as determined by the General Services Administration."

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties have signed their names as of the above date.

LESSOR
BY _____

President, STRATSENSE
(Title)

IN THE _____

UNITED STATES OF AMERICA - General Services Administration, PBS

BY _____

Contracting Officer
(Official Title)

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**TO LEASE NO.
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D. Paragraph 2 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on December 10, 2012 through December 9, 2022, subject to termination and renewal rights as may be hereinafter set forth."

E. Paragraph 3 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

"3. The Government shall pay the Lessor annual rent of \$303,298.47 at the rate of \$25,274.87 per month in arrears. Rent for a lesser period shall be prorated. Payment shall be made electronically and shall be made payable to :

9911 JDH, LLC
1577 Spring Hill Road
Suite 500
Vienna, VA 22182-2223"

F. Paragraph 12 of the Rider to Lease is hereby amended to reflect the following updated annual rental amounts:

Years 1 through 8:

The total annual rent of \$303,298.47 breaks down as follows:

Shell Rent: \$185,613.09 per year

Amortized annual cost for Tenant Improvement Allowance: \$40,139.46 per year

Interest rate at which Tenant Alterations are amortized: 0%

Amortized annual cost for Building Specific Security: \$1,875.00 per year

Annual Cost of Services: \$75,670.92 per year, plus accrued escalations per Paragraph 4.3, "Operating Costs"

Years 9 through 10:

The total annual rent of \$285,410.97 breaks down as follows:

Shell Rent: \$209,740.05 per year

Annual Cost of Services: \$75,670.92 per year, plus accrued escalations per Paragraph 4.3, "Operating Costs"

Initials:  & 
Lessor Gov't