

ADDRESS OF PREMISES Crystal Gateway 1
1235 South Clark Street
Arlington, VA 22202-3283

THIS AGREEMENT, made and entered into this date by and between CESC Gateway One, LLC whose address is: 2345 Crystal Drive
Suite 1000
Arlington, VA 22202-4801

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 considerations hereinafter covenant and agree that the said lease is hereby amended as follows: **RPC# 34-024-033**

Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.

Assessed Value:	142,331,400	1.174	
Comparison Year	January 1 - June 30	2013	\$835,485.32
Comparison Year	July 1 - December 31	2013	\$835,485.32
Less Transportation tax per r	0.125		(\$177,914.25)
Stormwater tax per rate -	0.013		(\$18,503.08)
Less BID tax per rate -	0.043		(\$61,202.50)
COMPARISON YEAR			\$1,413,350.80

Assessed Value:	138,652,800	1.139	
Base Year	January 1 - June 30	2012	\$789,627.70
Base year	July 1 - December 31	2012	\$789,627.70
Less Transportation tax	0.125		(\$173,316.00)
Stormwater tax	0.013		(\$18,024.86)
Less BID tax	0.043		(\$59,620.70)
BASE YEAR			\$1,328,293.82

INCREASE \$85,056.98
PERCENTAGE OF GOVERNMENT OCCUPANCY 16.94%

Amount Due for Current Year \$14,408.65

The Lessor is due a one-time lump sum adjustment in the amount of **\$14,408.65** payable in arrears. This amount shall be reflected with your next rent check:

CESC Gateway One, LLC
2345 Crystal Drive

Suite 1000
Arlington, VA 22202-4801

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: CESC Gateway One, LLC

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF

(Signature) _____ (Address)

UNITED STATES OF AMERICA

Contracting Officer, GSA, NCR, PBS, REA
(Official Title)