

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NUMBER	2
	TO LEASE NUMBER	GS-11B-12528
ADDRESS OF PREMISES 1650 KING ST. 1650 KING ST. ALEXANDRIA, VA 22314-2747	PDN Number:	N/A

THIS AMENDMENT is made and entered into between **KING STREET METRO VENTURE, LLC**
whose address is: 1015 15TH ST NW,
SUITE 100
WASHINGTON, DC 20005-2605

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant, and agree that the said Lease is amended as follows:

A. Issued to reflect a CPI escalation, as follows:

CURRENT INFORMATION

ANNUAL RENT			\$454,766.54
OPERATING COST			\$110,711.29
Base (CPI-W-U.S. City Avg)	FEB	2013	228.677
Corresponding Index	FEB	2014	230.871
Base Operating Cost Per Lease			\$110,711.29
% Increase in CPI-W			0.009594319
Annual Increase In Operating Cost			\$1,062.20
Annual Increase In Operating Cost Due Lessor			\$1,062.20

NEW INFORMATION

ANNUAL RENT	\$455,828.74
MONTHLY RENT	\$37,985.73
OPERATING COST	\$111,773.49

B. The annual rent shall increase by	\$1,062.20
Effective	March 8, 2014
New Annual Rent	\$455,828.74
Monthly Rent, in arrears	\$37,985.73

This Lease Amendment contains 1 page.

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 below date.

FOR THE LESSOR:

FOR THE

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Entity Name: _____

GSA, Public Buildings Service

Date: _____

Date: APR 11 2014

WITNESSED FOR THE LESSOR BY:

Signature: _____

Name: _____

Title: _____

Date: _____