

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE DEC -5-2013
	TO LEASE NO. GS-11B-12573	

ADDRESS OF PREMISES: 1901 South Bell Street
Arlington, VA 22202-4801

THIS AGREEMENT, made and entered into this date by and between CESC Mall, L.L.C., whose address is:

2345 Crystal Drive
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 mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

1. SLA No. 1 is hereby issued to establish the lease commencement date (and rent commencement date) of July 26, 2013 for a ten year term expiring July 25, 2023 for the premises at 1901 South Bell Street, Suite 950, Arlington, VA measuring a total of 5,802 BOMA rentable square feet (BRSF), equivalent to 4,870 ANSI/BOMA Office Area square feet (BOASF), as well as one (1) reserved parking space and nine (9) unreserved parking spaces.
2. Per the GSA Form L201B, the Government shall pay the Lessor the annual rent of **\$220,476.00** (\$38.00 per BRSF) at the rate of \$18,373.00 per month in arrears. Rent for a lesser period shall be prorated. Notwithstanding the foregoing, the rent shall be fully abated for the first two (2) months of the lease term, equivalent in value to \$36,746.00. The annual rent is inclusive of base operating costs and base real estate taxes. Operating costs and real estate taxes shall be adjusted in accordance with the lease terms as outlined in the Lease.
3. The Broker Commission Credit is [REDACTED] and shall be deducted from the monthly rent due in the third (3rd) and fourth (4th) months as follows: [REDACTED] shall be credited in the 3rd month, leaving [REDACTED] as the rent due in the 3rd month, and [REDACTED] credited in the 4th month, leaving [REDACTED] due in the 4th month.
4. The Tenant Improvement Allowance of \$227,438.40 has been fully amortized and utilized by the Government and has a remaining balance of zero.
5. Building specific security costs of \$16,245.60 are amortized at a rate of 0 percent per annum over 10 years.
6. The base for annual Operating Cost adjustments is \$48,736.80 (\$8.40 per RSF). The Government's percentage of occupancy for tax purposes is 2.0967%, as calculated 5,802 RSF/276,721 RSF.

This document will not constitute an obligation until the date of execution by the Government which execution shall be within thirty (30) days of the Government's receipt of the SLA executed by the Lessor. Therefore, while payments may be made retroactively, no monies whatsoever are due until thirty (30) days after the date of execution by the Government. Any amount due will not accrue interest until that time.

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

LESSOR: CESC Mall, L.L.C.

BY [REDACTED] _____
Chief Operating Officer
(Title)

[REDACTED] _____
Administrative Assistant
(Title)

UN [REDACTED]
BY [REDACTED] _____
Contracting Officer, GSA, NCR, PBS
(Title)