

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE

5/19/15

TO LEASE NO: GS-11B-12591

ADDRESS OF PREMISES Crystal Gateway One
1235 South Clark Street
Arlington, VA 22202

THIS AGREEMENT, made and entered into this date by and between CESC Gateway One L.L.C.
whose address is c/o Vornado/ Charles E. Smith Real Estate Services
2345 Crystal Drive, Suite 1100
Arlington, VA 22202

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 the government's execution of this SLA, as follows:

This Supplemental Lease Agreement (SLA) is effective March 17, 2015 to reflect an increase of 6,571 rentable square feet (RSF)/ 4,951 useable square feet (USF) of expansion space in Suite 210 as shown on the attached floor plan. The annual rental for the expansion space is \$250,880.78 (\$38.18 /BRSF or \$50.67 /BOUSF). The current annual rent will increase from \$998,444.47 to \$1,249,325.25 payable at the monthly rate of \$104,110.44.

The additional space will increase the square total from 26,111 RSF (21,004 USF) to 32,682 BRSF (25,955 BOUSF) of office and related space. The Government agrees to accept the warm lit shell in it's "as-is" condition and configuration. There will be no TI associated with this expansion space.

The space shall be coterminous with the existing lease which expires on April 19, 2024.

Commencing on March 17, 2015, the Government shall pay CPI adjustments using a base operating cost amount of \$9.1397197 per BRSF.

Commencing on March 17, 2015, the Government shall pay its proportionate share, equal to 1.7162% of increase in Real Estate Taxes for calendar year 2014.

The total percentage of occupancy is 8.5359%.

There will be two months of free rent for the expansion space effective for April and May 2015.

This document will not constitute an obligation until the date of execution by the United States 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 Lease shall remain in force and in effect.

and their names as of the above date.

Executive Vice President

(Title)

2345 Capital Drive, Suite 1100
Arlington, VA 22202
(Address)

SERVICES ADMINISTRATION

Contracting Officer, GSA, PBS, DC Service Center
(Title)