

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT**

LEASE AMENDMENT# 3

TO LEASE NO. GS-11B-12609

ADDRESS OF PREMISES

Crystal Gateway 4
200 12th Street South
Arlington, VA 22202-4304

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

whose address is:

CESC Gateway Four LLC
Charles E. Smith Commerical Realty
2345 Crystal Drive
Arlington, VA 22202-5400

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

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

RPC# 34-024-268

Assessed Value: as of 01/01/2015	67,039,800	1.164	
Comparison Year	January 1 - December 31	2015	\$780,343.27
Less Transportation tax per rate -	0.125		(\$83,799.75)
Less Stormwater tax per rate -	0.013		(\$8,715.17)
Less BID tax per rate -	0.043		(\$28,827.11)
COMPARISON YEAR			\$659,001.23

Assessed Value: as of 09/01/2014	76,714,600	1.164	
Comparison Year	January 1 - December 31	2014	\$892,957.94
Less Transportation tax per rate -	0.125		(\$95,893.25)
Less Stormwater tax per rate -	0.013		(\$9,972.90)
Less BID tax per rate -	0.043		(\$32,987.28)
BASE YEAR			\$754,104.52

(Increase) or Decrease (\$95,103.28)
Government Share 8.17774%

Amount Due for Current Year (\$7,777.30)

The rent distribution/collection shall be made payable to:

CESC Gateway Four LLC
Charles E. Smith Commerical Realty
2345 Crystal Drive
Arlington, VA 22202

This lease amendment contains one 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 above date.

LESSOR: CESC Gateway Four LLC

FOR THE LESSOR:

Signature: _____
Name: _____
Title: _____
Entity Name: _____
Date: _____

A:

GSA, Public Buildings Service
Date: 4/14/16

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: _____