

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NUMBER	1
	TO LEASE NUMBER	GS-11B-12620
	PDN NUMBER	NA

ADDRESS OF PREMISES

Metro Place III & IV
2675 Prosperity Avenue
Fairfax, VA 22031-4906

THIS AMENDMENT is made and entered into between **Prosperity Metro Plaza of Virginia, LLC**
whose address is: 7600 Wisconsin Avenue
11th Floor
Bethesda, MD 20814

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:

Current Information:

Annual Rent	\$1,697,476.79
Operating Cost	\$332,560.39

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

Base (CPI-W-U.S. City Avg)	January	2014	230.040
Corresponding Index	January	2015	228.294
Base Operating Cost Per Lease			\$332,560.39
% Increase in CPI-W			-0.007589984
Annual Increase In Operating Cost Due Lessor			(\$2,524.13)

New Information

Annual Rent	\$1,694,952.66
Operating Cost	\$330,036.26

B. The annual rent shall decrease by (\$2,524.13)
Effective February 25, 2015
New Annual Rent \$1,694,952.66
Monthly Rent, in arrears \$141,246.06

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 below date.

FOR THE LESSOR:

FOR THE GOVERNMENT

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

Signature: _____
Name: Roger Ferraro
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: _____

WITNESSED FOR THE LESSOR BY:

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