

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 1
	TO LEASE NO. GS-11P-12621
ADDRESS OF PREMISES Herndon Corporate Center 1175 Herndon Parkway Herndon, Virginia 20170-5550	PDN Number: N/A

THIS AMENDMENT is made and entered into between Herndon Corporate Center, LLC whose address is: 7600 Wisconsin Avenue
11th Floor
Bethesda, Maryland 20814-3661

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, The herein lease is for 7,059/BRSF 6,467/ABOA of office space (the "Premises") known as Suite 900 located on a portion of the 1st floor of Herndon Corporate Center located at 1175 Herndon Parkway, Herndon, Virginia 20170, the parties hereto desire to amend the above Lease to include termination rights upon the terms and condition set forth herein.

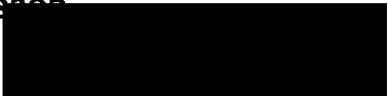
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

1. The term of the Lease shall be for a period of five (5) years beginning October 1, 2014 and continuing through September 30, 2019, subject to the Government's termination right as set forth herein.
2. The Government shall have the right to terminate the lease any time after September 30, 2017 by providing one hundred eighty (180) days prior written notice.
3. The annual rent set forth in Paragraph 2 above does include a Tenant Improvement Allowance in the amount of \$129,340.00 amortized over the Extension term of the L201c. Should the Government exercise termination rights after the firm 3 year term, the Government shall re-pay the Lessor by lump-sum payment the balance of the amortized amount for the duration of the remaining foregone term. Should the termination rights not be exercised by the Government, the payments will continue including the amortized TIAs.

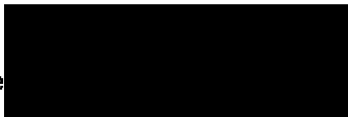

This Lease Amendment contains 2 pages.

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:

Signature: 
Name: Edward V. Zapun
Title: Vice President, Leasing
Entity Name: HERNDON CORPORATE CENTER, LLC
Date: 9/22/14

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 10/15/2014

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: 
Title: Leasing Assistant
Date: 9/22/14

4. Although the Government accepts the Premises in its as-is condition and configuration. This does not relieve the Lessor from any other obligations it may have for maintenance, repairs, replacements and/or other improvements as set forth in the Lease.

All other terms and conditions of the Lease shall remain in force and affect. It is understood that only upon execution by the Government does this Lease Amendment become binding on both parties.

INITIALS: EVZ & J
LESSOR GOVT