

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		LEASE AMENDMENT No. 2
LEASE AMENDMENT		TO LEASE NO. GS-11B-12680
ADDRESS OF PREMISES	Dulles West 44965 Aviation Drive Sterling, VA 20166-7504	

THIS AMENDMENT is made and entered into between V-Dulles West, L.L.C.

Whose address is: 1430 Spring Hill Road
Suite 100
McLean, VA 22102

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, effective upon execution by the Government, to de-amortize the tenant improvement allowance (TIA) and to revise the expiration date of this lease, effective February 1, 2016 as follows:

1. Authorized TIA associated with this lease is \$187,260.00. To date, the Government has not used any TIA and the entire remaining unused balance, \$187,260.00, is no longer needed. Thus, in accordance with, Section 1.08 of this Lease (GSA form L201C), the Government shall exercise its right to convert the amount of TI paid year to date, as a partial monthly rent abatement (which shall be applied to the most current installments of rent then due until exhausted). The total amount of the rent credit shall be \$31,210.00 for 10 months effective February 1, 2016. The government shall pay monthly rent in the amount of \$16,143.37 for the first 10 months effective February 1, 2016. Thereafter, the monthly rent shall be \$19,264.37 per month in arrears, subject to adjustments for taxes and operating expenses per Sections 2.07 and 2.09 of the Lease, until the end of the Firm Term of the lease. The new annual rent amount shall be adjusted to \$231,172.47.
2. The Government may terminate this Lease, in whole or in part, at any time effective after the Firm Term of this Lease, by providing not less than 120 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination. In the event that the Government does not exercise its termination rights, this lease shall terminate automatically on January 31, 2021, and the Government shall vacate the premises leaving it in broom-clean condition not later than this date, including the removal of Government special equipment. By executing this lease, the Government hereby acknowledges its obligation to vacate the premises by the aforementioned date. The Lessor shall have no responsibility to notify the Government further of this obligation.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS

FOR THE LE

Signature:

Name:

Title:

Entity Name:

Date:

2/22/16

WITNESSE

Signature:

Name:

Title:

Date:

LESSOR ASSISTANT

2/22/16