

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2 TO LEASE NO. GS-11P-LVA12728
ADDRESS OF PREMISES 7001 Newington Road, Lorton, VA 22079	PDN Number:

THIS AMENDMENT is made and entered into between **PS Business Parks, Inc.**

whose address is: c/o PS Business Parks LP, 7927 Jones Branch Drive, Suite 1300, Tysons, 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, as follows:

- Effective July 1, 2017 the Government will accept 26,250 Rentable Square Feet (RSF), yielding 25,929 ANSI/BOMA Office Area (ABOA) square feet (SF) of warehouse space at 7001 Newington Road, Lorton, VA 22079, as substantially complete. By accepting this space, the Government is not releasing the lessor's obligation of providing the High Pile Storage permit and installation of the in-rack sprinkler system. The lease term shall commence on July 1, 2017 and be in full force and affect for a term of ten years ending on June 30, 2027. The first five (5) years of the lease – July 1, 2017 through June 30, 2022 – are firm; the final five (5) years – July 1, 2022 through June 30, 2027 are cancellable at the Governments discretion by providing no less than 270 days written notice to the Lessor.
- As outlined in the Lease the Government shall pay the Lessor annual rent, payable in arrears, based on the following:


	Firm Term Annual Rent	Non-Firm Term Annual Rent
Shell Rent	\$226,537.50	\$244,650.00
Tenant Improvement Rent	\$63,357.17	N/A
Operating Costs	\$88,200.00	\$88,200.00
Building Security Amortized Cost	\$25,929.00	N/A
Parking	\$0.00	\$0.00
Total Annual Rent	\$404,023.67	\$332,850.00

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.

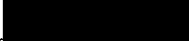
FOR THE LESSOR:

Signature: 
 Name: CHRISTOPHER M. TULL
 Title: DIVISIONAL VP
 Entity Name: PS BUSINESS PARKS, INC.
 Date: 08.02.17

FOR THE GOVERNMENT:

Signature: 
 Name: Maria Del Carmen Medina
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 8/7/2017

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Analita Wu
 Title: Leasing Specialist
 Date: 08.02.2017

3. The rental concession outlined in Section 1.07 shall be adjusted to the following during the first four (4) months of the lease:

Month 1 (July 1 – July 31, 2017): Rental Payment of \$33,668.64 less monthly rental abatement of \$31,820.15 equals **\$1,848.49 adjusted first month rent.**

Month 2 (August 1 – August 31, 2017): Rental Payment of \$33,668.64 less monthly rental abatement of \$31,820.15 equals **\$1,848.49 adjusted second month rent.**

Month 3 (September 1 – September 30, 2017): Rental Payment of \$33,668.64 less prorated Commission Credit of [REDACTED] equals **\$20,749.66 adjusted third month rent.**

Month 4 (October 1 – October 31, 2017): Rental Payment of \$33,668.64 less prorated Commission Credit of [REDACTED] equals **\$20,749.66 adjusted fourth month rent.**

INITIALS:

CA
LESSOR

&

MM
GOV'T