

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 6

DATE
4/3/14

TO LEASE NO.
GSB-11B-02293

ADDRESS OF PREMISES 5600 Fishers Lane
Rockville, MD 20850

THIS AGREEMENT made and entered into this date by and between Fishers Lane LLC

whose address is 4445 Willard Avenue, Suite 400, Chevy Chase, MD 20815

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

1. This SLA modifies the Lease to eliminate the rent reduction set forth in Paragraph 6 of SLA 1 of the Lease. The Commission Credit of [REDACTED] was scheduled to be paid commencing the month following exhaustion of the rental abatement period and deducted evenly over three months as a [REDACTED] monthly rent reduction.

In lieu of receiving the Commission Credit as rental abatement in the future, the Government would like to immediately increase the Tenant Improvement Allowance. Accordingly, within 30 days of executing this SLA, Lessor will make the net amount of [REDACTED] after expenses and discounting, available as additional funds in the Government's Tenant Improvement Allowance in exchange for the Government eliminating the Commission Credit rental abatement of [REDACTED] (The "Commission Credit Tenant Improvement Allowance"). The present value of the future payment of the [REDACTED] Commission Credit Tenant Improvement Allowance, when discounted at [REDACTED], together with costs of Lessor providing the Commission Credit Tenant Improvement Allowance yields [REDACTED] in net available funds to the Government for its expenditure. The Commission Credit Tenant Improvement Allowance is in addition to the existing Tenant Improvement Allowance reflected in paragraph 8 of SLA 1. Although the Commission Credit Tenant Improvement Allowance will not be considered a part of Tenant Improvement Allowance, Lessor has no obligation to track the use of the Commission Credit Tenant Improvement and Tenant Improvement Allowances separately for the Government and will make contributions and payments as if the Commission Credit Tenant Improvement and Tenant Improvement Allowances were one Government allowance.

2. Immediately following the exhaustion of rental abatement as described in Paragraph 3 of SLA 1, the Government will make full monthly rent payments of \$2,444,475.41.

All other terms and conditions of the lease shall remain in force and effect. This document shall not constitute a payment obligation by the Government until thirty (30) days after the date of execution by the Government. 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: P [REDACTED]

BY _____

IN PRESE [REDACTED]

(Signature)

Rodney A. Lawrence
Authorized Signatory

(Title)

4445 Willard Ave, Ste 400
Chevy Chase, MD 20815

(Address)

CONTRACTING OFFICER - NCR

(Official Title)