

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT NO. 1
	TO LEASE NO. GS-11P-LMD12627
ADDRESS OF PREMISES Golden Triangle 7855 WALKER DRIVE GREENBELT, MD 20770-3714	PDN Number:

**THIS AMENDMENT** is made and entered into between: **SRA/Golden Triangle, LLC**

whose address is:

5345 Pine Tree Drive  
Miami, FL 33140-2143

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:

This Lease Amendment (LA) is issued to reflect the acceptance of 27,747 BOMA rentable square feet (RSF) of space equivalent to 24,140 ANSI/BOMA Office Area square feet (ABOA) and 110 surface parking spaces by the Government effective January 15, 2016. The lease commencement date for the entire premises is hereby established as January 15, 2016 and this lease shall expire on January 14, 2026.

Effective January 15, 2016, the Government shall pay the Lessor annual rent of \$1,043,142.49 payable at the rate of \$86,928.54 per month in arrears. The annual rent shall include an operating cost base of \$178,244.65.

The Government's Percentage of Occupancy is 23.43% for real estate tax purposes based on 27,747 BRSF/118,436 BRSF.

This Lease Amendment contains 3 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:**

SRA/Golden Triangle

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

[Redacted Signature]

Clifford M. Stein  
President  
March 9, 2017

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

[Redacted Signature]

MAY 22 2017

**WITNESSED**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

[Redacted Signature]

Georgina Germanos  
Controller, Savitar Realty Advisors as Managing Agent  
3/9/2017

The final Tenant Improvement Allowance utilized by the Government is \$1,931,262.18 and is amortized at 7.5%, payable annually in the amount of \$275,093.08. Pursuant to Section 1.03 C of the L201C the annual rent has been adjusted based on the final Tenant Improvement Cost.

The final Building Specific Amortized Capital (BSAC) utilized by the Government is \$226,561.42 and is amortized at 7.5%, payable annually in the amount of \$32,271.89. Pursuant to Section 1.03 D of the L201C the annual rent has been adjusted based on the final BSAC cost.

Pursuant to Section 1.03 A of the L201C, the first four (4) months of fully serviced rent shall be abated in its entirety. Due to the reduction of the Tenant Improvement Allowance and BSAC, the Broker Commission and Commission Credit shall be further reduced. Section 1.04 is hereby amended as follows:

1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)

A. **DTZ Americas, Inc.** (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [REDACTED] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission will be payable to **DTZ Americas, Inc.** with the remaining [REDACTED], which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

Commission in the amount of [REDACTED] has been paid to the Broker, **Cushman & Wakefield U.S., Inc., formerly DTZ Americas, Inc.** Upon full execution of this Lease Amendment, the adjusted commission payable to the Broker is [REDACTED], resulting in a refund of [REDACTED] due to the Lessor by **Cushman & Wakefield U.S., Inc., formerly DTZ Americas, Inc.**

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the fifth month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

The first 4 months (total value \$347,714.16) of full service rent (including shell rent, amortized cost of tenant improvement allowance and cost of services) in Year 1 of the lease have been abated.

Month 5 Rental Payment \$86,928.54 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 5<sup>th</sup> Month's Rent.\*

Month 6 Rental Payment \$86,928.54 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 6<sup>th</sup> Month's Rent.\*

Month 7 Rental Payment \$86,928.54 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 7<sup>th</sup> Month's Rent.\*

Month 8 Rental Payment \$86,928.54 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 8<sup>th</sup> Month's Rent.\*

Month 9 Rental Payment \$86,928.54 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 9<sup>th</sup> Month's Rent.\*

Month 10 Rental Payment \$86,928.54 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 10<sup>th</sup> Month's Rent.\*

INITIALS:  LESSOR &  GOV'T

Month 11 Rental Payment **\$86,928.54** minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 11<sup>th</sup> Month's Rent.\*

\* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

INITIALS:  &   
LESSOR GOV'T