

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-11P-LVA12648
ADDRESS OF PREMISES Parkway Atrium Building 381 Elden Street Herndon, VA 20170-4879	PDN Number:

THIS AMENDMENT is made and entered into between 381 Elden Street, LLC

whose address is: 381 Elden Street
Herndon, VA 20170-4879

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

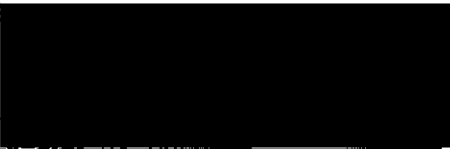
WHEREAS, the parties hereto desire to amend the above Lease to establish the commencement date associated with this lease.


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 **September 11, 2015** as follows:


1. This Lease Amendment is hereby issued to reflect the lease commencement date as **September 11, 2015** for **31,625** rentable square feet (RSF), yielding **27,987** ANSI/BOMA Office Area (ABOASF) square feet of office and related space located on a portion of the 3rd floor of the building known as Parkway Atrium Building located at 381 Elden Street, Herndon, VA 20170-4879.
2. Pursuant to the GSA Form L201C, the Government accepted the offered space and said premises with their appurtenances for a ten (10) year firm term beginning on **September 11, 2015** through **September 10, 2025**.
3. Effective September 11, 2015, the Government shall pay the Lessor annual rent of **\$666,090.62 [equal to \$21.06 per RSF, \$23.80 per ABOA]** payable at a rate of **\$55,507.55** per month, in arrears. In accordance with Section 1.03 of the L201C, if the Government occupies the premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month. The annual rent includes an operating expense base of **\$265,316.77** (equal to \$8.389463 per RSF, \$9.48 per ABOA), and the total Building Security Amortized Capital (BSAC) in the amount of **\$167,922.00** (equal to \$6.00 ABOA) amortized at 0 percent.
4. In addition, the Government shall receive **twelve (12)** months of free rent in the amount of **\$666,090.62** to be applied against

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: _____
 Title: Attorney-in-Fact
 Entity Name: 381 Elden Street, LLC
 Date: 12/9/15

FOR THE GOVERNMENT:
 Signature: 
 Name: Maria S. Medina
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 12/16/15

WITNESSED FOR THE LESSOR BY:
 Signature: 
 Name: _____
 Title: _____
 Date: 12/9/15

the monthly fully serviced rental payment until exhausted. The free rent shall commence with the first month of the lease and continue until the free rent has been fully recaptured in equal monthly installments.

5. The Lessor shall provide for the exclusive use of the Government, **twelve (12)** reserved parking spaces at no additional cost to the Government.

6. For the purpose of Real Estate Tax adjustment, the Government's percentage of occupancy is 17.20. Tax adjustment shall not occur until the tax year following lease commencement has passed.

INITIALS: GRIC & 9/13/11
LESSOR GOVT