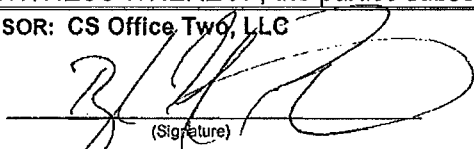
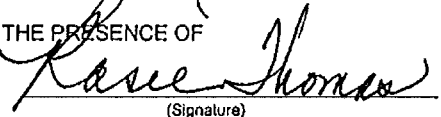



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT No. 4	Date MAY 20 2010
SUPPLEMENTAL LEASE AGREEMENT	To Lease No. GS-11B-02012	
ADDRESS OF PREMISES Two Constitution Square 145 N Street, NE Washington, DC 20002		
<p>THIS AGREEMENT, made and entered into this date between CS Office Two, LLC</p> <p>whose address is 4733 Bethesda Avenue, Suite 800 Bethesda, MD 20814-5246</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended effective <u>upon execution of the Government</u> as follows:</p> <p>1. This Supplemental Lease Agreement (SLA) is issued to exercise the option to lease the entire garage contained in the Lease at Subparagraph 6 (N) of Standard Form 2. In accordance with that option, the Lessor hereby leases to the Government the entire garage including 365 spaces, effective on the composite lease commencement date determined in accordance with Paragraph 2 of the Standard Form 2 of the Lease. The annual rent for the entire garage is \$963,600 per year or \$80,300 per month, payable in arrears and in the same manner as rent under the Lease. "Delay" in the substantial completion of the garage caused by the Government or the Lessor shall be resolved in the same manner as is set forth in Paragraph 6 (S) of the Standard Form 2 of the Lease.</p> <p>2. Commencing on the first anniversary of the Lease, and every anniversary thereafter, the annual parking rent applicable to the lease of the entire garage shall escalate in a manner consistent with section 3.7 OPERATING COSTS of the SFO, Exhibit B to the Lease.</p> <p>3. The annual rent for the entire garage shall be inclusive of operating expenses and taxes, adjustments, charges, or assessments of any kind. The Lessor shall be responsible for all utilities, janitorial services, normal cleaning as well as building shell repairs and maintenance for the garage and any needed capital improvements, but shall not be required to furnish security personnel or management of the parking areas (e.g. issuing monthly permits, supervising location of parked cars, etc.).</p> <p>All other terms and conditions of the Lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
<p>LESSOR: CS Office Two, LLC</p> <p>By <u></u> (Signature) <u>Douglas H. Firekaber</u> (Printed Name & Title) Managing Member of Administrative Member</p> <p>IN THE PRESENCE OF</p> <p>By <u></u> (Signature) By <u>4733 Bethesda Ave, #800</u> (Address) <u>Bethesda, MD 20814</u></p>		
<p>UNITED STATES OF AMERICA</p> <p>By <u></u> (Signature) By <u>Contracting Officer, GSA, NCR</u> (Official Title) Joel T. Berelson</p>		

