

GSA Copy

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 02 TO LEASE NO. GS-11B-02126	DATE MAY 12 2010
ADDRESS OF PREMISES 20 M Street SE, Washington, DC 20003		
<p>THIS AGREEMENT, made and entered into this date by and between: Southeast Realty LLC</p> <p>Whose address is: c/o Lerner Enterprises 2000 Tower Oaks Boulevard 8th Floor Rockville, MD 20852</p> <p>and whose interest in the property hereinafter described is that of the Owner, 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 considerations hereinafter covenant and agree that the said Lease is amended, effective upon execution as follows:</p> <p>This Supplemental Lease Agreement SLA # 2 is issued to reflect acceptance of Lessor's cost proposal dated February 17th 2010 for KGD to perform Architectural and Engineering (A/E) to incorporate into the office space interior design LEED Silver Level Certification (Leadership in Energy Environmental Design for Commercial Interiors) in accordance with USGBC guidelines. The cost of the proposal is [REDACTED] for the A/E design services. Payment will be made out of the Tenant Improvement Allowance (TIA). The remaining TIA is \$3,499,730.16.</p> <p>The cost in this SLA # 2 does not include any construction costs for the described work, nor does it include registration or submission costs that are charged by USGBC. The LEED A/E Design Services shall be performed in accordance with SLA Number One (1). (See Attachment – Proposal letter from Lerner dated 2/17/2010).</p> <p>This document will not constitute a payment obligation until the date of execution by the United States. As a result, even though payments will be made retroactively, no money whatsoever is due under this agreement until thirty (30) days after the execution by the Government's Contracting Officer.</p>		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
<p>Lessor: Southeast Realty LLC, a Delaware limited liability company By: Admiral Partners, LLC, its sole Manager By: Lerner Enterprises, LLC, its Managing Member</p> <p>By: <u>[Signature]</u> (Signature) Mark D. Lerner <u>Manager</u> (Title)</p>		
<p>IN THE PRESENCE OF (witnessed by):</p> <p><u>[Signature]</u> (Signature) <u>[REDACTED]</u> (Address)</p>		
<p>UNITED STATES OF AMERICA: General Services Administration</p> <p>By: <u>[Signature]</u> 5/12/2010 <u>Contracting Officer, GSA, PBS, RED</u> (Official Title) Larry Sutton</p>		
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