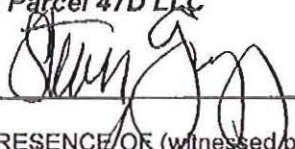
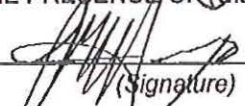
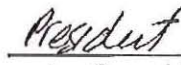
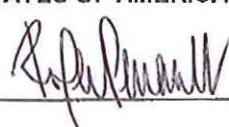


<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b>  <b>1 (Page 1 of 2)</b>	<b>DATE</b>  <b>JAN 11 2012</b>
<b>TO LEASE NO.</b>  <b>GS-11B- 02207</b>		
<b>ADDRESS OF PREMISES</b> <b>1201 Maryland Avenue, SW</b> <b>Washington, DC 20024</b>		
<b>THIS AGREEMENT, made and entered into this date by and between:</b> <b>Parcel 47D LLC</b>  <b>whose address is:</b> <b>c/o Republic Properties Corporation</b> <b>1280 Maryland Avenue, SW Suite 280</b> <b>Washington, DC 20024-2150</b>		
<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 considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government as follows:</p> <p>This Supplemental Lease Agreement (SLA) Number 1 is issued to establish the lease start date and reflect acceptance by the Government of the premises covered by this Lease as substantially complete <u>effective June 1, 2011</u>.</p> <ol style="list-style-type: none"> <li>1. The premises covered by this Lease consist of 52,636 BOMA Rentable Square Feet (BRSF) (yielding 45,000 ANSI/BOMA Office Area Square Feet (ABOA)) consisting of 52,400 BRSF (44,800 ABOA) located on the entire 4th floor, and 236 BRSF (200 ABOA) located on a portion of the P1 lower level in the building known as Portals III, located at 1201 Maryland Avenue, SW, Washington, DC 20024.</li> <li>2. The Ten (10) year lease term shall commence on June 1, 2011 and end on May 31, 2021 subject to termination rights at any time after the end of the Sixth (6<sup>th</sup>) year upon Three Hundred Sixty-Five (365) day written notice by the Government, in accordance with Paragraph 4 of the SF2.</li> <li>3. Effective June 1, 2011, the Annual Rent due to the Lessor shall be \$2,669,400.00 [\$59.32 per ABOA] payable, in arrears, at the rate of \$222,450.00 per month, subject to abatement of rent in the total amount of \$904,492.82 to be applied against the first Five (5) months of the lease term as follows:</li> </ol> <p style="margin-left: 40px;">From June 1, 2011 through August 31, 2011: No rent shall be due to the Lessor to reflect free rent covering the first Three (3) months of the Lease in the total amount of \$667,350.00 [3 months x \$222,450.00 per month].</p>		
<p>(Continued on Page 2)</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><b>LESSOR: Parcel 47D LLC</b></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>BY </p> <p>IN THE PRESENCE OF (witnessed by:)</p> <p> (Signature)</p> </div> <div style="width: 45%;"> <p> (Title)</p> <p>c/o Republic Properties Corporation</p> <p>1280 Maryland Ave, SW</p> <p>Washington, DC 20024</p> <p>(Address)</p> </div> </div>		
<p><b>UNITED STATES OF AMERICA</b></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>BY </p> </div> <div style="width: 45%;"> <p>Contracting Officer, GSA, PBS, NCR, Lease Executions Division</p> <p>(Official Title)</p> </div> </div>		

<b>GENERAL SERVICES ADMINISTRATION- PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b> <b>1 (Page 2 of 2)</b> <b>TO LEASE NO. GS-11B-02207 CONT.</b>	<b>DATE</b> <b>JAN 11 2012</b>
<b>ADDRESS OF PREMISES:</b> 1201 Maryland Avenue, SW Washington, DC 20024		
<p><b><u>CONTINUED FROM PAGE 1</u></b></p> <p>From September 1, 2011 through September 30, 2011: Rent due to the Lessor shall be \$103,878.59 to reflect the first portion of the broker's commission credit of [REDACTED]</p> <p>From October 1, 2011 through October 31, 2011: Rent due to the Lessor shall be \$103,878.59 to reflect the final portion of the broker's commission credit of [REDACTED]</p> <p>Effective November 1, 2011, rent shall resume at the monthly rate of \$222,450.00.</p> <ol style="list-style-type: none"> <li>4. The Tenant Improvement Allowance (TIA) of \$1,885,184.00 [approximately \$41.89 per ABOA] amortized in the annual rent at Zero percent (0% interest rate ) over the first Six (6) years in the amount of \$314,197.33 has been utilized by the Government in full. After the end of the Sixth (6<sup>th</sup>) year, the annual rent shall not be impacted by the expiration of the amortization term of the TIA.</li> <li>5. The annual rent of \$2,669,400.00 includes an operating cost base of \$597,150.00 [\$13.27 per ABOA] subject to adjustment in accordance with Paragraph 4.3 of the SFO. This base does not include a fee for daytime cleaning services. Should the Government request daytime cleaning services, the operating costs and the annual rent shall increase by the rate of \$0.90 per ABOA.</li> <li>6. In accordance with Paragraph 4.2 of the SFO, for tax adjustment purposes, the Government's percentage of occupancy of the building is 10.42090 % based on 52,636 BRSF in a building of 505,098 BRSF.</li> </ol> <p><b>All other terms and conditions of the lease shall remain in full force and effect.</b></p> <p>This document will not constitute a payment until the date of execution by the Government. As a result, no payment whatsoever are due under this agreement until (30) days after the date of execution. Any amount due thereunder will not accrue interest until that time.</p>		

LESSOR 87 GOV'T 21