


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 4 TO LEASE NO. GS-11B-02113	DATE FEB - 8 2012
ADDRESS OF PREMISES 5 Research Place Rockville, MD 20850-3213		
THIS AGREEMENT, made and entered into this date by and between ARE-5 Research Place, LLC whose address is: 946 Clopper Rd Gaithersburg, MD 20878-1301		
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 the considerations hereinafter covenant and agree that the said lease is hereby amended effective December 1, 2011 as follows:		
Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.		
Base (CPI-W-U.S. City Avg) Corresponding Index Base Operating Cost Per Lease % Increase in CPI-W Annual Increase In Operating Cost Less Previous Escalation Paid Annual Decrease In Operating Cost Due Lessor	Nov Nov 	2010 2011
		214.750 222.813 \$412,483.92 0.037545984 15,487.115 \$0.00 \$15,487.11
Effective December 1, 2011 , the annual rent is decreased by \$15,487.11 The new annual rent is \$2,499,302.49 payable at the rate of \$208,275.21 per month. The rent check shall be made payable to:		
ARE-5 Research Place, LLC 946 Clopper Rd Gaithersburg, MD 20878-1301		
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 above date.		
LESSOR: ARE-5 Research Place, LLC		
BY _____ (Signature) _____ (Title)		
IN THE PRESENCE OF _____ (Signature) _____ (Address)		
UNITED STATES OF AMERICA		
BY  _____ (Signature) _____ Contracting Officer, GSA, NCR, PBS (Official Title)		