GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 3	DATE 2/16/11
	TO LEASE NO. GS-11B-02162	

ADDRESS OF PREMISES
10001 New Hampshire Avenue
Silver Spring, MD 20903-1702

THIS AGREEMENT, made and entered into this date by and between 10001 New Hampshire Avenue, Inc. **whose address is:** 1701 Elton Road
Silver Spring, MD 20903-1702

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 clarify tenant improvement credit and related matters.

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:

- The Tenant Improvement credit of $ 475,804.15 for the Warm-Lit Shell is seperate and apart from the Tenant Improvement Allowance of $1,698,896.01amortized in the rent.

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 hereunder will not accrue interest until that time.

All other terms and conditions of the base lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor: 10001 NEW HAMPSHIRE AVENUE, INC.

BY Jonathan C. Duffie *(Signature)* President *(Title)*

IN THE PRESENCE OF (witnessed by):

(Signature) 1701 Elton Rd. Silver Spring, MD 20903 *(Address)*

UNITED STATES OF AMERICA:

BY James Phelan *(Signature)* James Phelan

Contracting Officer, GSA, NCR *(Official Title)*