

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT NO.

1

DATE:

8/23/2012

TO LEASE NO. GS-11B-02230

ADDRESS OF PREMISES  
Capital Office Park 1  
6301 Ivy Lane  
Greenbelt, MD 20770-1465

THIS AGREEMENT, made and entered into this date by and between **Eleventh Springhill Lake Associates, LLC**  
whose address is c/o **Mack Cali Realty Corporation**  
**6305 Ivy Lane, Suite 420**  
**Greenbelt, MD 20770-1465**

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:  
WHEREAS, the parties hereto desire to amend the above

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended,  
Effective **08/20/2011** as follows:

This Supplemental Lease Agreement is issued to reflect the acceptance of space, commencement of the rent, lease term and TI amount amortized for the said leased premises.

**Paragraph 2 of the SF2 is amended to read:**

The Government hereby accepts 5,950 ANSI BOMA Rentable Square Feet (BRSF) (yielding 5,083 ANSI BOMA Office Area Square Feet (BOASF)) of office and related space, located on the 5<sup>th</sup> floor, in the building known as Capital Office Park 1. In accordance with Rider No. 1 of the lease, the rent commencement date for the 5,950 BRSF space is established as August 20, 2011. The lease five (5) year firm term will begin on August 20, 2011 through August 19, 2016.

**Paragraph 3 of the SF2 is amended to read:**

Effective August 20, 2011, the Government shall pay the Lessor annual rent of **\$124,482.67 (\$20.92/ BRSF (\$20.921457143 which is equivalent to \$24.49/ BOASF))** at the rate of **\$10,373.55** per month in arrears. Rent for a lesser period shall be prorated. The annual rent includes an operating cost base of **\$38,224.16 (\$6.42/ BRSF (\$6.42422857 which is equivalent to \$7.52/ BOASF))**, and base year real estate taxes and \$24,735.58 to amortize a tenant improvement allowance of **\$101,660.00 (\$20.00/ 5,083 BOASF)** at eight (8) percent annual interest.. Payment of CPI adjustments to operating costs and adjustments for real estate taxes shall be made by the Government in accordance with the SFO # 07-015.

The Government is entitled to a rent abatement in the amount of [REDACTED] to be applied against the first monthly fully serviced rental Payments until exhausted, in consideration of an [REDACTED] cooperating Brokerage Commission due to the Government applied as set forth in Paragraph 6.c. of the SF-2.

The Government's percentage of occupancy for the purposes of calculating tax adjustments will remain **5.2216342 %**

**Paragraph 6 c of the SF-2 is amended to read:**

The Government has exercised their right to use the total Tenant Improvement Allowance (TIA) of **\$101,660.00 (\$20.00/ 5,083 BOASF)** for the costs of initial space build-out completed on the 5<sup>th</sup> floor. The TIA will be amortized at eight (8) percent annual interest per annum over the firm term of the lease .

This document will not constitute a payment obligation until the date of execution by the Government. As a result, even though payments will be made retroactively, no moneys whatsoever are due under this agreement until forty-five days after date of execution by the Government.

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

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

**LESSOR: Eleventh Springhill Lake Associates, LLC\***

BY 

John M. Adderly

\*By: Mack-Cali Realty, L.P., member

By: Mack-Cali Realty Corporation, its general partner

Vice President of Leasing

**KAREN OKUPNIAK**

APPROVED AS TO FORM  
  
RS

IN THE PRESENCE OF (witnessed by:)

  
(Signature)

(Address)

**UNITED STATES OF AMERICA**

BY 

Contracting Officer  
GSA, NCR

(Official Title)