

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE SEP 13 2012
	TO LEASE NO. GS-11B-02330	

ADDRESS OF PREMISES	15015 FARM CREEK DRIVE WOODBIDGE, VA 22191-3553
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THIS AGREEMENT, made and entered into this date by and between STEUART- CHASE INVESTMENTS. LLC whose address is:

STEUART- CHASE INVESTMENTS. LLC
5454 WISCONSIN AVE SUITE 1600
CHEVY CHASE, MD 20815-6906

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 July 1, 2012 as follows:

Issued to reflect operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Avg)	JUN	2011	222.522
Corresponding Index	JUN	2012	226.036
Base Operating Cost Per Lease			\$ 86,220.00
% Increase in CPI-W			0.015791697
Annual Increase In Operating Cost			\$1,361.56
Less Previous Escalation Paid			\$0.00
Annual Increase In Operating Cost Due Lessor			\$1,361.56

Effective July 1, 2012, the annual rent is increased by \$1,361.56
The new annual rent is \$1,079,690.56 payable at the rate of \$89,974.21 per month
The rent check shall be made payable to:

STEUART- CHASE INVESTMENTS. LLC
5454 WISCONSIN AVE SUITE 1600
CHEVY CHASE, MD 20815-6906

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: STEUART- CHASE INVESTMENTS. LLC

BY _____
(Signature)

IN THE PRESENCE OF

(Signature)

UNITED STATES OF AMERICA

BY 
(Signature) Joel T Berch

Contracting Officer, GSA, NCR, Office of Leasing
(Official Title)

COMPUTATION CPI WORKSHEET 2012

Analyst	O.Obele
Specialist:	
Lease No:	GS-11B-02330
Bldg No:	VA0068ZZ
SLA No:	1
Rentable Square Ft	83,333
Effective Date:	07/01/12

BUILDING INFORMATION	
Building:	15015 FARM CREEK DRIVE
Building Address:	15015 FARM CREEK DRIVE WOODBIDGE, VA 22191-3553

LESSOR'S INFORMATION	
Lessor:	STEUART- CHASE INVESTMENTS. LLC
Lessor Add:	5454 WISCONSIN AVE SUITE 1600 CHEVY CHASE, MD 20815-6906

PAYEE INFORMATION	
Payee	STEUART- CHASE INVESTMENTS. LLC 5454 WISCONSIN AVE SUITE 1600 CHEVY CHASE, MD 20815-6906

CURRENT INFORMATION			
ANNUAL RENT			\$1,078,329.00
OPERATING COST			\$86,220.00
COMPUTATION			
Base (CPI-W-U.S. City Avg)	JUN	2011	222.522
Corresponding Index	JUN	2012	226.036
Base Operating Cost Per Lease			\$86,220.00
% Increase in CPI-W			0.015791697
Annual Increase In Operating Cost			\$1,361.56
Less Accrued Escalation			\$0.00
Annual Increase In Operating Cost Due Lessor			\$1,361.56
NEW INFORMATION			
ANNUAL RENT			\$1,079,690.56
MONTHLY RENT			\$89,974.21
OPERATING COST			\$87,581.56

Budget Analyst

08/30/12

(Date)