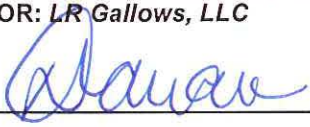
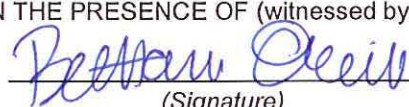



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT 1	DATE APR 7 2011
TO LEASE NO. GS-11B- 02234		
ADDRESS OF PREMISES 1953 Gallows Road Vienna, VA 22182-3934		
THIS AGREEMENT, made and entered into this date by and between: LR Gallows, LLC whose address is: 1101 Connecticut Avenue, NW Suite 250 Washington, DC 20036-4303		
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 mentioned covenant and agree that the said Lease is amended effective upon execution by the Government as follows:		
<ol style="list-style-type: none"> 1. This Supplemental Lease Agreement (SLA) Number 1 is issued to reflect a reduction of the space under lease by 208 BOMA Rentable Square Feet (BRSF) yielding 208 ANSI BOMA Office Area Square Feet (ABOA). This space reduction is pursuant to the construction by the Lessor of an additional enclosed interior exit stairway that connects the 2nd floor to the grade level in compliance with Recommendation #2 in Rider #1 "Fire Protection / Life Safety and Accessibility". As a result, the space covered by this Lease shall decrease from 32,458 BRSF / 29,298 ABOA to 32,250 BRSF / 29,090 ABOA. The number of parking spaces shall remain ninety-seven (97). 2. The annual rent shall decrease by \$8,124.48 [\$39.06 x 208 ABOA] from \$1,144,379.88 to \$1,136,255.40, payable at the rate of \$94,687.95 per month in arrears. The amount of rent abatement shall decrease to \$284,063.85 [3 months x \$94,687.95 per month]. 3. The operating cost base shall decrease by \$1,218.88 [\$5.86 x 208 ABOA] from \$171,686.28 to \$170,467.40 [\$5.86 x 29,090 ABOA]. This operating cost base is inclusive of fees for daytime cleaning services. 4. The Tenant Improvement Allowance provided by the Lessor shall decrease by \$8,752.64 [\$42.08 x 208 ABOA] from \$1,232,859.84 [\$42.08 x 29,298 ABOA] to \$1,224,107.20 [\$42.08 x 29,090 ABOA] amortized in the annual rent in the total amount of \$280,125.56 [\$116,360.00 to amortize \$581,800.00 at 0% interest rate + \$163,765.56 to amortize \$642,307.20 at 10% interest rate]. 5. The Government's percentage of occupancy shall decrease by .08% from 12.66% to 12.58% [32,250 BRSF / 256,371 BRSF]. 		
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: LR Gallows, LLC		
BY <u></u>	<u>SENIOR VICE PRESIDENT</u> (Title)	
IN THE PRESENCE OF (witnessed by:) <u></u> (Signature)	<u>1101 CONNECTICUT AVE NW S: 250 WASH DC 20036</u> (Address)	
UNITED STATES OF AMERICA		
BY <u></u>	<u>Contracting Officer, GSA, PBS, NCR, Real Estate Division</u> (Official Title)	