

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	<b>LEASE AMENDMENT No. 1</b>  <b>TO LEASE NO. GS-11P-LDC00057</b>
<b>ADDRESS OF PREMISES:</b> 1717 H Street NW Washington, DC 20006-3900	<b>PDN Number: N/A</b>

**THIS AMENDMENT** is made and entered into between: Matomic Operating Co.

whose address is: 2122 Massachusetts Avenue, NW Suite 12  
 Washington, DC 20008

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

1. This Lease Amendment is issued to establish **February 1, 2017** as the lease commencement date for the Government's occupancy at 1717 H Street, NW Washington, DC. Accordingly, this lease will expire on **January 31, 2027**
2. The annual rent for the space shall be **\$522,964.19**, payable at a rate of **\$43,580.35** per month in arrears as set forth in Paragraph 1.03 A of the Lease, **RENT AND OTHER CONSIDERATIONS**.
3. The annual rent for the first six (6) month of the Lease (February 1, 2017-July 31, 2017) in the amount of \$261,482.10 shall be abated in its entirety pursuant to Paragraph 1.03 B of the Lease.
4. The annual rent includes a Tenant Improvement Allowance (TIA) of **\$38.89 per ABOA SF (\$365,799.34)** amortized over the 10 year firm term of this lease at a rate of 0% pursuant to Paragraph 1.08 of the Lease, **TENANT IMPROVEMENT ALLOWANCE**. Upon completion of the work, a lease amendment will be issued to memorialize the total TIA utilized and to adjust the annual rent in accordance with Paragraph 1.09 of the lease, **TENANT IMPROVEMENT RENTAL ADJUSTMENT**.
5. The annual rent includes a Building Specific Amortized Capital (BSAC) of **\$6.00 per ABOA SF (\$56,436.00)** amortized over the 10 year firm term of this lease at a rate of 0% pursuant to Paragraph 1.11 of the Lease, **BUILDING SPECIFIC AMORTIZED CAPITAL**. Upon completion of the work, a lease amendment will be issued to memorialize the total BSAC utilized and to adjust the annual rent in accordance with Paragraph 1.12 of the lease, **BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT**

This Lease Amendment contains 1 page.

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 below date.

**FOR THE LESSOR:**

Signature: \_\_\_\_\_

Name: ANN T. MAIATICO

Title: PRESIDENT

Entity Name: MATOMIC OPERATING CO.

Date: March 27, 2017

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_

Name: Santoni W. Graham

Title: Lease Contracting Officer

GSA, Public Buildings Service,

Date: 4/20/17

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_

Name: ANN T. MAIATICO

Title: PRESIDENT

Date: 3/27/17