

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	<b>LEASE AMENDMENT No. 2</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 No. GS-11P-LDC00057

**NOW THEREFORE**, these parties for good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, upon execution of the Government, as follows:

This Lease Amendment (LA) is issued to reflect the reconciliation of the Tenant Improvement Allowance (TIA) and Building Specific Amortized Capital (BSAC) under the lease. In accordance with Paragraph 1.08 and Paragraph 1.12(a) of the lease, the Government reserves the right to return to the Lessor any unused portion of the TIA and BSAC in exchange for a decrease in rent, according to the agreed-upon amortization rate over the Firm Term. Accordingly, the Government and the Lessor agree that as of July 1, 2018, the Government has utilized \$359,269.11 of the \$365,799.34 of tenant improvement allowance; and the Government has utilized \$0.00 of the \$56,436.00 of building specific amortized capital under the lease. Consequently, the Government and the Lessor agree that the unused portion of the TIA is in the amount of **\$6,530.23**; and that the unused portion of the BSAC is in the amount of **\$56,436.00**. This shall constitute a full and final settlement of the tenant improvement allowance provided by the Lessor to the Government under the Lease.

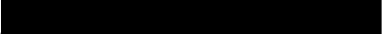
The Government hereby returns such unused TIA and BSAC to the Lessor as summarized below:

1. Effective July 1, 2018, the annual rent of the lease shall decrease by \$6,296.62 from \$524,963.55 to **\$518,666.93**, payable at \$43,222.24 monthly in arrears. The annual rent for tenant improvement allowance shall be reset in the amount of \$35,926.91, and building specific amortized capital shall be reset in the amount of \$0.00.

This Lease Amendment contains {2} pages.

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: Vice President  
 Entity Name: Matomic Operating Company  
 Date: 6/19/18

**FOR THE GOVERNMENT:**

Signature:   
 Name: Carlton W. GRAHAM  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service  
 Date: July 31, 2018

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: Shaila M. Cordone  
 Title: CFO, stoldal, as agent for MOC  
 Date: 6/19/18

2. Effective July 1, 2018, the Government is due a one-time lump sum for the overpayment of tenant improvement allowance and building specific amortized capital in the amount of \$5,771.90 [\$598.60 + \$5,173.30] for the period of 2/1/2017 through 6/30/2018. This credit will be taken as a withhold against the monthly rent until exhausted:

July 1, 2018 – July 31, 2018 - Monthly rental payment of \$43,222.24 minus the remaining withhold amount of \$5,771.90 equals \$37,450.34 adjusted monthly rent.

3. The base operating cost and percentage of occupancy in accordance with the lease shall remain the same.

This document will not constitute a payment until the date of execution by the Government, As a result, even though payment will be made retroactively, no rental payments are due under this agreement until (30) days after the date of execution.

INITIALS:

  
LESSOR

&amp;

  
GOV'T