

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. LDC02231
ADDRESS OF PREMISES 600 19 <sup>TH</sup> STREET, NW WASHINGTON, DC 20006	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between  
 International Bank for Reconstruction & Development  
 whose address is: 1818 H Street, NW  
 Washington, DC 20433-0001

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease to provide an interim solution for the payment of rent pending a determination of the rent commencement date without prejudice to the rights of the Government or Lessor and subject to adjustment either increasing or decreasing the amount paid pursuant to the Lease Amendment No. 1 when the rent commencement date is finally determined or agreed upon by the parties.


NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, covenant and agree that the said Lease is amended, effective AS OF June 1, 2014 as follows:

- A. Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment."
- B. The Lessor and the Government have not yet determined or agreed upon the exact rent commencement date as set forth in Paragraph 6(Q) of the Lease ("RCD") because of outstanding issues concerning acceptance of the space, the number of days of delay, whether and to what extent the delay is "Lessor Delay," "Government Delay," or "Excusable Delay," and whether and, if so, to what extent liquidated damages are owed due to the delay. The parties acknowledge, without prejudice to any of their rights, that it is possible that these issues may not be resolved for some time.
- C. Notwithstanding the fact that the exact RCD has not yet been determined, the Government and the Lessor want to establish an interim solution for the payment of rent. Accordingly, without prejudice to either the Government or Lessor, and subject to adjustment for either increasing or decreasing the amount of the rent paid pursuant to this Lease Amendment No. 1, the

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: JAMES TITUS HICKS  
 Title: DIVISION MGR. CORPORATE REAL ESTATE  
 Entity Name: THE WORLD BANK  
 Date: JUNE 6, 2014

**FOR THE**

Signature:   
 Name: ANTON W. GRAMIN  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: July 10, 2014

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: MARIA YONCE DE LEON  
 Title: PROJECT MANAGER  
 Date: 6/6/2014

Government is willing to pay rent at the rate set forth below during the term of the Lease for the period beginning June 1, 2014, paid during the first week of July 2014, until the RCD is determined or agreed upon by the parties.

- D. Paragraph 3 of the Lease sets the annual rent of \$22,972,289.60 and the monthly rent of \$1,914,357.47 per month paid monthly in arrears for the office space and 25 included parking spaces. In addition, the Government is entitled to partial monthly rent credits in the first three months of the lease in an amount set forth in Paragraph 6(D) of the Lease as a result of the Commission Credit. However, the Government is willing to defer the partial rent credits resulting from the Commission Credit until the RCD is determined or agreed to by the parties.
- E. Accordingly, for the period beginning June 1, 2014 for payment during the first week of July 2014, and every month thereafter during the term of the Lease until the RCD is determined or agreed to by the parties, the Government shall pay to the World Bank for the office space and the 25 included parking spaces in an amount equal to \$1,914,357.47, monthly in arrears.
- F. The payments referred to in Paragraph E above are interim payments pending the determination of the RCD for the office space and the 25 included parking spaces and are made without prejudice to any of the rights of Lessor or the Government including, without limitation, any adjustments to the amount of the payments either by increasing or decreasing the payments following the determination of or agreement to the RCD. Any adjustment at the time of the determination of or agreement to the RCD shall credit the Government the amounts set for in Paragraph 6(D) of the Lease to recognize the Commission Credit at that time.
- G. The interim payments referred to in Paragraph E above do not include any payment related to the renting the remainder of the garage referred to in Paragraph 6 (N) of the Lease beyond the 25 included parking space. Payments for the rental of the remainder of the garage beyond the 25 included spaces shall be the subject of a separate and subsequent agreement.

INITIALS:  &   
LESSOR GOVT