

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-11P-LDC12584
<b>LEASE AMENDMENT</b>	
ADDRESS OF PREMISES 90 K Street, NE Washington, DC 20002-4217	PDN Number: N/A

**THIS AMENDMENT** is made and entered into this date by and between: Sentinel Square I, L.L.C.

whose address is: c/o Trammell Crow Company  
 1055 Thomas Jefferson Street, NW, Suite 600  
 Washington, DC 20007

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:

The Lease Amendment is issued to reflect the substantial completion and acceptance of 10,525 ANSI/BOMA rentable square feet (BRSF) of space equivalent to 9,270 ANSI/BOMA Office Area (ABOA) square feet by the Government, effective July 15, 2014. The lease commencement is hereby established as July 15, 2014 and the lease shall expire on July 14, 2024.

Effective July 15, 2014, the Government shall pay the Lessor annual rent of \$481,518.75 at the rate of \$40,126.56 per month, in arrears. Pursuant to Section 1.03 A of the L201C, the first eight (8) months of fully serviced rent shall be abated in its entirety. Pursuant to Section 1.04 B of the L201C, Months 9 and 10 of the lease shall be reduced by [REDACTED] monthly for the Broker Commission Credit. Additionally, Month 11 shall be reduced by [REDACTED] for the Broker Commission Credit.

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:**

Sentinel Square I, L.L.C.  
 By: Utah State Retirement Investment Fund, a common trust fund created under the statutes of the State of Utah  
 By: Cottonwood Partners Management, Ltd., a Utah limited partnership  
 By: CotNet Management, Inc., a Utah corporation, its General Partner

Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: Vice President  
 Entity Name: Sentinel Square I, L.L.C.  
 Date: 3-2-15

**FOR THE GOVERNMENT:**

Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: [REDACTED]  
 Date: MAY 01 2015  
GSA, Public Buildings Service

**WITNESSED FOR THE LESSOR BY:**

Signature: [REDACTED]  
 Name: Mark Van Brundage  
 Title: V.P. - Property Mgmt.  
 Date: 3-2-2015

The Government's Percentage of Occupancy is 2.55% for real estate tax purposes based on 10,525 BRSF/412,661 BRSF. The Operating Cost Base shall be \$79,679.51.

The Tenant Improvement Allowance of \$397,173.15 was used in its entirety.

INITIALS: AW & JB  
LESSOR GOVT