

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 12 TO LEASE NO. GS-11B-01787	DATE JUL 27 2010
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ADDRESS OF PREMISES **6701 Rockledge Drive
Bethesda, MD 20817-1814**

THIS AGREEMENT, made and entered into this date by and between **Rockledge CF, LLC**

whose address is: **3003 Summer St, Stanford Square
Stanford, CT 06904-7900**

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 covenant and agree that the said lease is hereby amended effective **July 1, 2010** as follows:

Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Avg)	June	2005	190.100
Corresponding Index	June	2010	213.839
Base Operating Cost Per Lease			\$1,645,116.24
% Increase in CPI-W			0.124876381
Annual Increase In Operating Cost			\$205,436.16
Less Previous Escalation Paid			\$180,625.28
Annual Increase In Operating Cost Due Lessor			\$24,810.88

Effective **July 1, 2010**, the annual rent is increased by **\$24,810.88**
The new annual rent is **\$7,310,793.18** payable at the rate of **\$609,232.77** per month.
The rent check shall be made payable to:

**Rockledge CF, LLC
5530 Wisconsin Ave. Suite 1000
Chevy Chase, MD 20815-4404**

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: **Rockledge CF, LLC**

BY _____
(Signature)

(Title)

IN THE PRESENCE OF