

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1 TO LEASE NO. GS-11B-02326	DATE JUN 28 2012
---	--	------------------

ADDRESS OF PREMISES **801 Thompson Ave  
Rockville, MD 20852-1627**

THIS AGREEMENT, made and entered into this date by and between **IPC Maryland I, LP**  
whose address is: **303 N Hurstbourne Pkwy Ste 115  
Louisville, KY 40222-5143**

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 **May 3, 2012** as follows:

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

<b>Base (CPI-W-U.S. City Avg)</b>	<b>April</b>	<b>2010</b>	<b>221.743</b>
<b>Corresponding Index</b>	<b>April</b>	<b>2011</b>	<b>227.012</b>
<b>Base Operating Cost Per Lease</b>			<b>\$502,051.48</b>
<b>% Increase in CPI-W</b>			<b>0.023761742</b>
<b>Annual Increase In Operating Cost</b>			<b>11,929.618</b>
<b>Less Previous Escalation Paid</b>			<b>\$0.00</b>
<b>Annual Decrease In Operating Cost Due Lessor</b>			<b>\$11,929.62</b>

Effective **May 3, 2012**, the annual rent is decreased by **\$11,929.62**  
The new annual rent is **\$1,641,305.62** payable at the rate of **\$136,775.47** per month.  
The rent check shall be made payable to:

**IPC Maryland I, LP  
303 N Hurstbourne Pkwy Ste 115  
Louisville, KY 40222-5143**

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: **IPC Maryland I, LP**

BY \_\_\_\_\_ (Signature) \_\_\_\_\_ (Title)

IN THE PRESENCE OF \_\_\_\_\_ (Signature) \_\_\_\_\_ (Address)

UNITED STATES OF AMERICA

BY  \_\_\_\_\_ Contracting Officer, GSA,NCR,PBS  
(Official Title)