## GENERAL SERVICES ADMINISTRATION
### SUPPLEMENTAL LEASE AGREEMENT

### SUPPLEMENTAL AGREEMENT No. 44

### TO LEASE NO. GS-036-09074

### ADDRESS OF PREMISE

City Crescent Building  
10 South Howard Street  
Baltimore, Maryland

### DATE

1-14-2010

### PDN Number: PS0019395

### CONDITIONS OF TENANCY

This AGREEMENT, made and entered into this date by and between  
City Crescent, LLC  
whose address is 1020 19th Street NW, Suite 550  
Washington DC 20036  
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 issue notice to proceed for Design Services  
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective January 10, 2011, as follows:

A. Paragraph 13 to the Rider of the lease is hereby amended by adding to the existing text the following:  
This Supplemental Lease Agreement (SLA) formally and officially issues Notice to Proceed for the design services proposed for the City Crescent Building located at 10 South Howard Street in Baltimore Maryland.

B. The total cost to the Government for the above design services shall be $23,562.90. The Government agrees to reimburse the Lessors through monthly progress payments. The Lessors shall submit monthly invoices to the Government reflecting work completed. Upon the Government's inspection and acceptance of the work, the Government shall reimburse the Lessors for the amount of the invoice. In no event shall the Government reimburse the Lessor for work it does not deem to be completed in a satisfactory manner.

C. All work shall be completed by the Lessor within sixty (60) days of the Lessors receipt of Government Approved finishes and written notice to proceed. In case of failure on the part of the Lessor to complete the work within the aforementioned time frame of this Supplemental Lease Agreement (SLA), the Lessor shall pay the Government a fixed and agreed liquidated damages, pursuant to this clause, the sum of $100.00 a day for every calendar day that the delivery is delayed beyond the date specified for completion of this SLA work.

All other terms and conditions of the lease shall remain in force and effect.

### LESSOR

BY ____________________________  
(Title)

______________________________  
(Address)

### UNITED STATES OF AMERICA

BY ____________________________  
Contraclng Officer  
(Official Title)

Initials: [Lessor] [Government]

GSA FORM 276 (REV. 7-67)
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4. Upon completion of the work, the Lessor shall notify Maria Szkolak on (215) 446-4638 to arrange for inspection. Said inspection and acceptance of such work by the government shall occur within ten (10) business days of Lessor's notification. Following the same, rent shall commence on the acceptance of the space by the Government.

5. It is understood and agreed that the government retains title to all removable property covered by this agreement and may remove same if so desired. In the event such are not removed by the Government at the end of the lease term or any extension thereof, title shall rest with the Lessor and all rights of restoration shall be waived.

6. Upon completion of the work, the Lessor shall notify the contracting officer to arrange for an inspection. After inspection and acceptance of the work by the Government, a properly executed invoice shall be submitted at:

- OR -

a properly executed original invoice shall be forwarded to:

General Services Administration
Greater Southwest Region (78CP)
P.O. Box 17181
Fort Worth, TX 76102-0181

If invoicing either electronically or by mail, a copy of the invoice must also be mailed to the Contracting Officer at:

GSA, Public Buildings Service
Real Estate Acquisition Division
20 North Eighth Street, 9th Floor
Philadelphia, PA 19107-3191
Attn: Maria Szkolak, 3PRSB

For an invoice to be considered proper, it must:

- Be received after the execution of this SLA,
- Reference the Pegasys Document Number (PDN) specified on this form,
- Include a unique vendor-supplied invoice number,
- Indicate the exact payment amount requested, and
- Specify the payee's name and address. The payee's name and address must EXACTLY match the Legal Business Name or DBA associated with it in Central Contractor Registration (CCR) for the DUNS included above.

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.