GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 80

TO LEASE NO.
GS-03B-09074

PDN No.

ADDRESS OF PREMISE
City Crescent Building
10 South Howard Street
Baltimore, Maryland 21201-2526

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 20036-6101
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 mentioned covenant and agree that the said Lease is amended, effective March 31, 2012, as follows:

A. This Supplemental Lease Agreement (SLA) implements certain rent reductions pursuant to Paragraph 3.10 ADJUSTMENT FOR VACANT PREMISES of the lease:

These reductions and future accrued escalations shall take effect on March 31, 2012 and every year hereafter.

1. A rental rate reduction, based upon the actual portion of the operating expenses not required to maintain the space for 1,821 usable square feet of space located on the first floor, shall be implemented under the Paragraph 3.10 ADJUSTMENT FOR VACANT PREMISES of the lease and SLA no. 42, in which the reduction shall be $5.08 per usable square foot or $9,250.68 annually. This reduction shall be adjusted annually per the CPI escalation on the cost of services. For SLA no. 42, the rate of $5.08 is escalated per CPI, with 2004 being the base year for these deductions.

2. A rental rate reduction, based upon the actual portion of the operating expenses not required to maintain the space for future vacant premises on floors 1-11 shall be implemented under the Paragraph 3.10 ADJUSTMENT FOR VACANT PREMISES of the lease and SLA no. 42, in which the reduction shall be $3.88 per square foot or $21,010.42 annually. This reduction shall be adjusted annually per the CPI escalation on the cost of services. Per SLA No. 42, the rate of $3.88 is escalated per CPI, with 2004 being the base year for these deductions.

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.

LE:

BY: Cambridge Asset Advisors, LLC, as Signing Agent

Chief Operating Officer

IN THE PRESENCE OF:

Signature

UNITED STATES OF AMERICA, General Services Administration

Contracting Officer

Address

EXEMPT (b)(6)

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Current vacant square footage per Paragraph A. 1. of SLA 50 totals the following:

- Floor 1: 1,821 usable square feet
- Total Vacant Square footage: 1,821 usable square feet

Current vacant square footage per Paragraph A. 2. of SLA 50 totals are the following:

- Floor 1: 580 usable square feet
- Floor 2: 1,415 usable square feet
- Floor 3: 1,841 usable square feet
- Floor 7: 1,443 usable square feet
- Total Vacant Square footage: 5,279 usable square feet

3. If some or all of the vacant space is re-occupied, the original operating cost rate will be applied to the space that is now occupied. This rate will be the original operating cost per foot, plus all accrued escalations.