**GENERAL SERVICES ADMINISTRATION**  
**PUBLIC BUILDINGS SERVICE**  
**LEASE AMENDMENT**

<table>
<thead>
<tr>
<th>ADDRESS OF PREMISE</th>
<th>PDN Number:</th>
</tr>
</thead>
</table>
| TELEGRAPH COMMERCE CENTER  
8251 TELEGRAPH ROAD, SUITE K  
ODENTON, MARYLAND 21113-1142 |             |

**LEASE AMENDMENT No. 01**

| TO LEASE NO. GS-03B-12088 |             |

**THIS AMENDMENT** is made and entered into between

RT. 32 BUSINESS PARK, L.L.C.  
whose address is: 2661 Riva Road, Suite 220  
Annapolis, MD 21401-7364  
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 establish occupancy.

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 **September 3, 2013**, as follows:

A. The Paragraph titled "LEASE TERM" on the Signature Page, Page 1, of the GSA Form L201A, Lease Contract No. GS-03B-12088, is hereby deleted in its entirety and the following text is inserted in lieu thereof:

"LEASE TERM

To have and to hold the said premises with their appurtenances for the term beginning **September 3, 2013** and continuing for a period of 5 Years, 2 Years Firm, subject to termination and renewal rights as may be hereinafter set forth."

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**Title:**  
**GSA, Public Buildings Service, Real Estate Acquisition Division**

**Name:**  
**Renee Hasselbough**

**Title:**  
**CEO**

**Date:**  
**9/1/13**
B. Section 1.05 "TERMINATION RIGHTS (SIMPLIFIED) (JUN 2012)" is hereby deleted in its entirety and the following text is inserted in lieu thereof:

"The Government may terminate this lease at any time after September 2, 2015 by providing not less than 90 calendar days prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall occur after the effective date of termination."

C. Section 1.12 "RENT AND OTHER CONSIDERATION (SEP 2012)" is hereby deleted in its entirety and the following text is inserted in lieu thereof:

"In conjunction with Section 1.03 "RENTAL CONSIDERATION FOR SIMPLIFIED LEASES (JUN 2012)" , the Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

<table>
<thead>
<tr>
<th></th>
<th>Firm Term – September 3, 2013 through September 2, 2015</th>
<th>Non Firm Term – September 3, 2015 through September 2, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rates per Rentable Square Foot (RSF)</td>
<td>Rates per Rentable Square Foot (RSF)</td>
<td></td>
</tr>
<tr>
<td>Shell Rent</td>
<td>$7.25 per RSF</td>
<td>$7.25 per RSF</td>
</tr>
<tr>
<td>Operating Rent</td>
<td>$5.25* per RSF</td>
<td>$5.25* per RSF</td>
</tr>
<tr>
<td>TOTAL RENT</td>
<td>$12.50* per RSF</td>
<td>$12.50* per RSF</td>
</tr>
</tbody>
</table>

* Plus all annual Operating Cost Escalations."