

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 01
	TO LEASE NO. GS-03B-12088
ADDRESS OF PREMISE Telegraph Commerce Center 8251 Telegraph Road, Suite K Odenton, Maryland 21113-1142	PDN Number:

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.


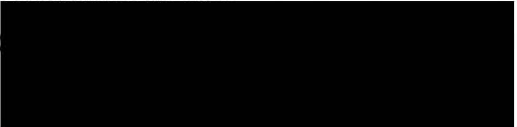
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged covenant and agree that the said Lease is amended, effective September 3, 2013, as follows:

- 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:

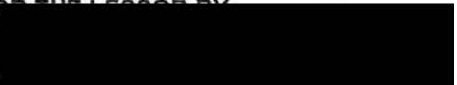
"LEASE TERM

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."

This Lease is hereby amended to take full force and effect.
 IN WITNESS WHEREOF, the parties have subscribed their names as of the below date.

FOR THE LESSOR Signature:  Name: <u>Cory W. Koch</u> Title: <u>Managing Member</u> Entity Name: <u>RT. 32 Business Park, LLC</u> Date: <u>9/1/13</u>	FOR THE GOVERNMENT Signature:  Name: <u>Dominic A. Innaurato</u> Title: <u>Lease Contracting Officer</u> GSA, Public Buildings Service, Real Estate Acquisition Division Date: <u>9-10-2013</u>
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WITNESSED FOR THE LESSOR BY

Signature: 

Name: Renee Husselbaugh

Title: CFO

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:

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

* Plus all annual Operating Cost Escalations."

INITIALS: CLK & DAI
LESSOR GOVT