THIS AMENDMENT is made and entered into between Wm Wine Center, LLLP
whose address is:

9600 Blackwell Rd, Suite 200
Rockville, MD 20850-3659

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant, and agree that the said Lease is amended as follows:

Current Information:

<table>
<thead>
<tr>
<th></th>
<th>Dec 2013</th>
<th>Dec 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Rent</td>
<td>$9,155,138.98</td>
<td></td>
</tr>
<tr>
<td>Operating Cost</td>
<td>$1,463,804.00</td>
<td></td>
</tr>
</tbody>
</table>

A. Issued to reflect a CPI escalation, as follows:

<table>
<thead>
<tr>
<th>Base (CPI-W-U.S. City Avg)</th>
<th>Corresponding Index</th>
<th>2013</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,463,804.00</td>
<td>0.00320717</td>
<td>229.174</td>
<td>229.909</td>
</tr>
</tbody>
</table>

B. The annual rent shall increase by

<table>
<thead>
<tr>
<th>Effective</th>
<th>New Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 1, 2015</td>
<td>$9,159,833.65</td>
</tr>
</tbody>
</table>

This Lease Amendment contains one page.

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 below date.

FOR THE LESSOR:

Signature: __________
Name: __________
Title: __________
Entity Name: __________
Date: __________

WITNESSED FOR THE LESSOR BY:

Signature: __________
Name: __________
Title: __________
Date: __________

FOR THE GOVERNMENT:

Signature: __________
Name: __________
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service
Date: 3/31/15

Lease Amendment Form 12112