

ADDRESS OF PREMISES Silver Spring Metro 4
 1305 East West Highway
 Silver Spring, MD 20910

THIS AGREEMENT, made and entered into this date by and between Hun Suh and In Sun Suh (dba [REDACTED] Gourmet) whose address is: 1305 East West Highway Silver Spring, MD 20910

hereinafter called the LESSEE, and the UNITED STATES OF AMERICA, hereinafter called the Government or the LESSOR.

WHEREAS, the parties hereto desire to amend the above Lease;

NOW THEREFORE, these parties for the considerations hereinafter covenant and agree that the said lease is hereby amended as follows:

The Lease term is extended for five years commencing on 3/1/2013 and expiring on 2/28/2018. In addition, this Lease may be renewed for one additional [REDACTED] provided the following criteria are met: LESSEE must notify the contracting officer of its intent to renew no later than one (1) year prior to expiration of the Lease term with a written statement of intent; and the rental rate must be in accordance with the rent schedule provided below. Failure to comply with either condition will void any renewal options. Exercise of the renewal option will affect only the rental rate and term; no other term or condition can be altered in the process of renewal. The rental rates during this extension, and during the renewal option, if exercised, are as follows:

LEASE YEAR	ANNUAL RENT	MONTHLY RENT
03/01/13 - 02/28/14	\$ 47,834.19	\$ 3,986.18
03/01/14 - 02/28/15	\$ 49,269.22	\$ 4,105.77
03/01/15 - 02/29/16	\$ 50,747.29	\$ 4,228.94
03/01/16 - 02/28/17	\$ 52,269.71	\$ 4,355.81
03/01/17 - 02/28/18	\$ 53,837.80	\$ 4,486.48
[REDACTED]	[REDACTED]	[REDACTED]

Rent shall remain \$3,870.08 per month for the duration of the lease year ending February 28, 2013.

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

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSEE
 BY [REDACTED] owner
 (Signature) (Title)

IN THE PRESENCE OF
 [REDACTED] [REDACTED]
 (Sign) (Address)

UNITED STATES OF AMERICA
 [REDACTED]
 Contracting Officer, GSA, NCR, PBS
 (Official Title)