

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL
AGREEMENT NO.: 1

DATE:
12/11/2012

TO LEASE NO.: GS-11B-12545

ADDRESS OF PREMISES: 9800 Medical Center Drive, Rockville, MD 20850-6386

THIS AGREEMENT, made and entered into this date by and between: ARE-Maryland No. 24, LLC

whose address is: 385 E. Colorado Boulevard, Suite 299
Pasadena, CA 91101-6104

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 hereafter mentioned covenant and agree that the said Lease is amended, effective September 17, 2012, as follows :

1. Paragraph 6 of the Lease is hereby amended to include the following:

K. Primavera Project Schedule for Forrester Construction Project 9800 08272012 Start Date 08AUG12 and Data Date 28AUG12.

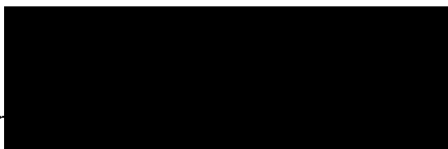
2. The Contracting Officer issued issued a Notice to Proceed (NTP) for construction on September 17, 2012. With the inclusion of 6(K) to the Lease, the Lessor will ensure phased substantial completion per the Project Schedule dated August 8, 2012.

This document will not constitute an obligation until the date of execution by the Government, which execution shall be within thirty (30) days of the Government's receipt of the SLA executed by the Lessor. Therefore, while payments may be made retroactively, no monies whatsoever are due until thirty (30) days after the date of execution by the Government. Any amount due will not accrue interest until that time.


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.

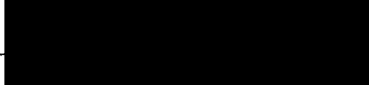
LESSOR: ARE-Maryland No. 24, LLC, a Delaware limited liability company
BY: ALEXANDRIA REAL ESTATE EQUITIES, L.P., a Delaware limited partnership, managing member
BY: ARE-QRS CORP., a Maryland corporation, general partner

BY  _____
Eric S. Johnson
Vice President
Real Estate Legal Affairs

(Title)

IN THE PRESENCE OF (witnessed by :)
 _____
385 E. Colorad Blvd., Suite 299, Pasadena, CA 91706

(Address)

BY  _____
Contracting Officer

(Official Title)