

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

SUPPLEMENTAL  
AGREEMENT NO.: 2

DATE:  
3/26/2013

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 hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

1. The Government accepts the 10,000 BRSF of office space located on the 3<sup>rd</sup> Floor of Building B at 9800 Medical Center Drive, Rockville, MD as substantially complete on February 8, 2013.
2. The Government establishes the date of February 8, 2013 as a baseline to be used to calculate a composite rent start date. Once the Lab portion of the lease in Buildings A and B are deemed substantially complete mutually by the Lessor and Government, a composite rent start date will be calculated and memorialize via a Rent Start SLA.

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 SERVICES, L.P., a Delaware limited partnership, managing member  
and corporation, general partner  
Jackie Clem  
VP Real Estate Legal Affairs

(Title)

385 E Colorado Blvd., #299, Pasadena, CA 91101  
(Address)

UNI A

BY

Contracting Officer  
(Official Title)