**GENERAL SERVICES ADMINISTRATION**  
**PUBLIC BUILDINGS SERVICE**

**SUPPLEMENTAL LEASE AGREEMENT**

| ADDRESS OF PREMISES: | 2400 Schuster Drive  
Cheverly, MD 20781-1121 |
|----------------------|----------------------|

**THIS AGREEMENT** made and entered into this date by and between: Martin Real Estate JV  
whose address is: c/o Jay Martin, Managing Partner

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereeto 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. Effective May 1, 2013, Lease GS-11B-12581, Section 1.19(B), is altered as follows:

   The reduction in shell rent shall commence with the first month of rental payments and continue as indicated in this schedule for adjusted monthly rent:

<table>
<thead>
<tr>
<th>Month</th>
<th>Rental Payment</th>
<th>Commission Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$105,844.86</td>
<td>$0</td>
</tr>
<tr>
<td>2</td>
<td>$105,844.86</td>
<td>$0</td>
</tr>
<tr>
<td>3</td>
<td>$105,844.86</td>
<td>$0</td>
</tr>
</tbody>
</table>

   "subject to change based on adjustments outlined under the paragraph “Rent and Other Consideration.”

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

   This document will not constitute a payment obligation until the date of execution by the Government. As a result, even though payments will be made retroactively, no monies whatsoever are due under this agreement until thirty (30) days after the date of execution.

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

**LESSOR:** Martin Real Estate JV  
By: JAY MARTIN, Managing Partner  
DATE: 8/6/13

IN THE PRESENCE OF:  
(Address)

**UNITED STATES OF AMERICA:**

By:  
Lease Contracting Officer, GSA, NCR