GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT  

ADDRESS OF PREMISES  
6340 Columbia Park Road  
Landover, MD 20785-3215  

THIS AMENDMENT is made and entered into between mbia Park Road, LLC  
whose address is:  
0  
6340 Columbia Park Road  
Hyattsville, MD 20785-322-  
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:  
Annual Rent  
Operating Cost  

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

<table>
<thead>
<tr>
<th>Base (CPI-W-U.S. City Avg)</th>
<th>August 2013</th>
<th>August 2014</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Corresponding Index</td>
<td>230.359</td>
<td>234.03</td>
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</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td>$57,216.27</td>
<td>$57,216.27</td>
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</tr>
<tr>
<td>% Increase in CPI-W</td>
<td>0.015935996</td>
<td>0.015935996</td>
<td></td>
</tr>
<tr>
<td>Annual Increase In Operating Cost</td>
<td>$911.80</td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td>Less Previous Escalation Paid</td>
<td>$911.80</td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td>Annual Increase In Operating Cost Due Lessor</td>
<td>$911.80</td>
<td>$0.00</td>
<td></td>
</tr>
</tbody>
</table>

New Information  
Annual Rent  
Operating Cost  

B. The annual rent shall increase by  
Effective September 18, 2014  
New Annual Rent $557,697.80  
Monthly Rent, in arrears $46,474.82  

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:  
Entity Name:  
Date:  

Lease Amendment Form 12.1.12
<table>
<thead>
<tr>
<th>Analyst</th>
<th>Maisha Cosby</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specialist:</td>
<td>Terry Reid</td>
</tr>
<tr>
<td>Lease No:</td>
<td>GS-11B-12600</td>
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<tr>
<td>Bldg No:</td>
<td>MD0797</td>
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<tr>
<td>SLA No:</td>
<td>1</td>
</tr>
<tr>
<td>Rentable Square Ft</td>
<td>60,389</td>
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<tr>
<td>Effective Date:</td>
<td>09/18/14</td>
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<tr>
<td>Type of Action</td>
<td>FY14</td>
</tr>
</tbody>
</table>

**BUILDING INFORMATION**
- Building: 6340 Columbia Park Road
- Building Address: 6340 Columbia Park Road, Landover, MD 20785-3215

**LESSOR'S INFORMATION**
- Lessor: PPF Industrial 6340 Columbia Park Road, LLC
- Lessor Add: 6340 Columbia Park Road, Hyattsville, MD 20785-322

**PAYEE INFORMATION**
- Payee: PPF Industrial 6340 Columbia Park Road, LLC
- Payee Address: 6340 Columbia Park Road, Hyattsville, MD 20785-322

**CURRENT INFORMATION**
- ANNUAL RENT: $556,786.00
- OPERATING COST: $57,216.27

**COMPUTATION**
- Base (CPI-W-U.S. City Avg) August 2013: 230.359
- Corresponding Index August 2014: 234.030
- Base Operating Cost Per Lease: $57,216.27
- % Increase in CPI-W: 0.015935996
- Annual Increase In Operating Cost: $911.80
- Less Previous Escalation Paid: non-
- Annual Increase In Operating Cost Due Lessor: $911.80

**NEW INFORMATION**
- ANNUAL RENT: $557,697.80
- MONTHLY RENT: $46,474.82
- OPERATING COST: $58,128.07

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*Budget Analyst*

Eff date: 9/18/2013
Exp date: 9/17/2016

<table>
<thead>
<tr>
<th>Accrual #</th>
<th>Amt</th>
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<table>
<thead>
<tr>
<th>Annual Increase</th>
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<th>Mthly Increase</th>
<th>$75.98</th>
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<tbody>
<tr>
<td>Effective Date</td>
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<td>Total Months</td>
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<td>thru date</td>
<td>9/30/2014</td>
<td>Total Mth Catch-</td>
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<tr>
<td>No. of days in Pror</td>
<td>30 Days Prorated</td>
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<tr>
<td></td>
<td>Total Day Catch-</td>
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<tr>
<td></td>
<td>FY'14 Cost</td>
<td>$32.93</td>
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</tbody>
</table>
**Budget Analyst Statement:** Eff. 9/18/14, FY14 CPI (PGC11), Lessor is due an annual rent increase of $911.80, per SLA#1. New annual rent is $557,697.80.

**ACCRUAL INFORMATION:**
- **Accrual No.:** N/A
- **Accrued Amount:** $0.00
- **Pay against Accrual:** 0
- **Budget Analyst Name:** Maisha Cosby
- **Surplus or (Shortage):** $0.00
- **Signature:**  
- **Date:** 9/17/2014

**CERTIFICATION**
I HEREBY CERTIFY THAT FUNDS ARE AVAILABLE FOR THIS ACTION, CONTINGENT UPON AVAILABILITY OF FUNDINGS FOR FY 2014.

**CERTIFIER’S COMMENTS:** Eff. 9/18/14, issued to reflect a FY14 CPI (PGC11), per LA 1. Annual rent is increased by $911.80. New annual rent is $557,697.80. COF: T600-14-266

**Certifying Budget Analyst:** Sontaria Willett  
**Date:** 9/18/2014  
**COF NUMBER:** T600-14-266