### Lease Amendment

**GENERAL SERVICES ADMINISTRATION**

**PUBLIC BUILDINGS SERVICE**

**LEASE AMENDMENT**

**LEASE AMENDMENT NUMBER** 1

**TO LEASE NUMBER** GS-11B-12614

**PON NUMBER** NA

#### ADDRESS OF PREMISES

Allentown Mall
6110 Allentown Rd
Suitland, MD 20746-4552

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**THIS AMENDMENT** is made and entered into between 

Lentown Associates LLC

whose address is:

204 Monroe St., Suite 201

Rockville, MD 20850-4425

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:

<table>
<thead>
<tr>
<th>Current Information:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Annual Rent</strong></td>
<td>$401,822.69</td>
</tr>
<tr>
<td><strong>Operating Cost</strong></td>
<td>$122,927.00</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Base (CPI-W-U.S. City Avg)</th>
<th>Sep 2013</th>
<th>230.537</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corresponding Index</td>
<td>Sep 2014</td>
<td>234.170</td>
</tr>
<tr>
<td>Base Operating Cost Per Lease</td>
<td>$122,927.00</td>
<td></td>
</tr>
<tr>
<td>% Increase in CPI-W</td>
<td>0.015758859</td>
<td></td>
</tr>
<tr>
<td>Annual Increase in Operating Cost</td>
<td>$1,937.19</td>
<td></td>
</tr>
<tr>
<td>Less Previous Escalation Paid</td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td>Annual Increase in Operating Cost Due Lessor</td>
<td>$1,937.19</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>New Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Annual Rent</strong></td>
<td>$403,759.88</td>
</tr>
<tr>
<td><strong>Operating Cost</strong></td>
<td>$124,864.19</td>
</tr>
</tbody>
</table>

B. The annual rent shall increase by 

**Effective** October 15, 2014

**New Annual Rent** $403,759.88

**Monthly Rent, in arrears** $33,646.66

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: Lease Contracting Officer

GSA, Public Buildings Service

Date: 11/20/14