GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

ADDRESS OF PREMISES
9140 E HAMPTON DR
9140 E HAMPTON DR
CAPITOL HEIGHTS, MD 20743-3809

THIS AMENDMENT, made and entered into this date by and between BDC CAPITAL PROPERTIES LLC whose address is:
BDC CAPITAL PROPERTIES LLC
5301 WISCONSIN AVE NW STE 600
WASHINGTON, DC 20015-2015

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 considerations, the receipt and sufficiency of which is hereby acknowledged, covenant, and agree that the said Lease is amended as follows:

<table>
<thead>
<tr>
<th>Step Rent increase pursuant to</th>
<th>L201C. 1.03G</th>
</tr>
</thead>
<tbody>
<tr>
<td>The parking rent shall escalate two percent (2%) annually beginning on 11/1/2012, and continuing on each lease year thereafter.</td>
<td></td>
</tr>
<tr>
<td>Lease Year 2013 (FY14) Shell Base Rent</td>
<td>$ 381,252.96</td>
</tr>
<tr>
<td>Lease Year 2014 (FY15) Escalation @0.02</td>
<td>$ 7,625.06</td>
</tr>
<tr>
<td>New Parking Base Rent</td>
<td>$ 388,878.02</td>
</tr>
</tbody>
</table>

As a result, effective December 22, 2014, the annual rent shall increase by $7,625.06. The new annual rent is $462,580.67, payable at the monthly rate of $38,548.39 in arrears.

This Lease Amendment consists of one page.

All other terms and conditions of the Lease remain in force and effect.

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

FOR THE LESSOR:

Signature: ________________________________
Name: ___________________________________
Title: ____________________________________
Entity Name: _____________________________
Date: ___________________________________

WITNESSED FOR THE LESSOR BY:

Signature: ________________________________
Name: ___________________________________
Title: ____________________________________
Date: ___________________________________

FOR THE

Signature: ________________________________
Name: Santoni W. Graham
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service
Date: September 29, 2015

Lease Amendment Form 12112