

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 6 (Page 1 of 2)

DATE
AUG 1 1995

TO LEASE NO.
GS-11B-00143

ADDRESS OF PREMISES

Stafford Place
4201 Wilson Boulevard
Arlington, VA 22203

THIS AGREEMENT, made and entered into this date by and between Stafford Place Associates Limited Partnership whose address is

c/o The Evans Company
8251 Greensboro Drive, Suite 200
McLean, VA 22102

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:

Issued to reflect a change in the Lessor/Payee address, correct the amount of space under lease, correct the operating cost escalation stated in SLA No. 5 and reflect a rental credit due to the Government.

The Standard Form 2 is amended to reflect a change in the Lessor/Payee Address as follows:

Old Address:

c/o The Evans Company
8283 Greensboro Drive, Suite 200
McLean, VA 22102

New Address:

c/o The Evans Company
8251 Greensboro Drive, Suite 200
McLean, VA 22102

Effective 1/1/94, the square footage under lease is 453,257 nusf and the annual rental for years 1-10 is \$12,890,629.08 (\$28.44 X 453,257 nusf).

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

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

Lessor: Stafford Place Associates Limited Partnership

BY

[Redacted Signature]

RATION, General Partner
David W. Evans, President
(Typed Name & Title)

IN THE PRES

[Redacted Signature]

Stephen J. Garchik, Secretary
(Address)

UNITED STATES OF AMERICA:

BY

[Redacted Signature]

Contracting Officer, GSA, NCR, OPR, CBD
(Official Title)

Effective 6/7/94, the square footage under lease is 456,661 nusf and the annual rental is as follows:

Years 1-10 - \$13,023,385.08 ($\$28.44 \times 453,257 \text{ nusf} + \$39.00 \times 3,404 \text{ nusf}$)

Years 11-15 - \$13,941,813.08 ($\$30.44 \times 453,257 \text{ nusf} + \$42.50 \times 3,404 \text{ nusf}$)

Years 16-20 - \$14,855,135.08 ($\$32.44 \times 453,257 \text{ nusf} + \$44.50 \times 3,404 \text{ nusf}$)

Effective 6/7/94, the new operating cost base is \$1,905,930.35.

SLA No. 5 is deleted in its entirety. The operating Cost Escalation provided for in Paragraph 12 of the Lease is calculated as follows:

BASE (CPI-U.S. City Avg)	Dec. 93	143.3
CORRESPONDING INDEX	Dec. 94	147.2
		1.027215632
BASE OPERATING COST PER LEASE		\$1,905,930.35
% INCREASE IN CPI-W		0.027215632
LESS PREVIOUS ESCALATION PAID		0.00
ANNUAL INCREASE IN OPERATING COST		\$51,871.10

Effective January 1, 1995, the annual rental is increased by \$51,871.10. The new annual rent is \$13,075,256.18 payable at the rate of \$1,089,604.68 per month in arrears.

In addition, The Government is entitled to a rental credit in the amount of \$309,671.75 in accordance with Paragraph 16 of the Lease, Adjustment for Vacant Premises, resulting from the Government's delay in occupying the building.

INITIALS	
Lessor	Gov t
<i>[Signature]</i>	<i>[Signature]</i>