

LESSOR
 MPT

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NUMBER 1516	DATE JUN 19 1996
	TO LEASE NO. GS-11B- 00143 (Page 1 of 2)	

ADDRESS OF PREMISES 4201 Wilson Boulevard
 Arlington, Virginia 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 850
 McLean, Virginia 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:

The following items are hereby established as modifications to the base lease agreement: All other terms and conditions of the lease shall remain in force and effect.

This Supplemental Lease Agreement (SLA) is hereby issued for the purpose of acquiring the 1st and 2nd floor North elevator lobbies as described below.

1st Floor (Retail Level) North Elevator Lobby

500 net usable square feet of lobby space shall be acquired for the purpose of locating temporary rope stansions, a guard's desk (locations as reflected on the attached drawings). The base rental rate for the lobby space per net usable square foot is \$26.87 and does not include warm-lit shell requirements. The total square footage shall be increased from 466,780 to 467,280 net usable square feet. The base rental rate for the for the retail lobby space is \$26.87 per square foot and does not include warm-lit shell requirements. As provided in the base lease, the CPI escalation shall be paid only on the 1st floor retail space. A SLA shall be issued to reflect the acceptance, establishment of the rent commencement date, and to reflect the new annual rental due and payable per month in arrears.

The space shall be accepted in phases. In phase 1, the Government shall take occupancy of the area of 224 net usable square feet of space adjacent to the North elevator banks for the purpose of locating temporary rope stansions and a guard. A SLA will be issued to establish the effective date, which shall be based upon Government occupancy of the space. In phase 2, the Government shall take occupancy of the area housing the security desk comprising 276 net usable square feet of lobby space in the designated location (see attached drawings). The Government shall pay the cost to development the subject lobby space. The rental for the lobby space for the security desk will commence upon the complete installation and acceptance by the Governments Contracting Officer or Governments occupancy of the space, whichever is earlier. A SLA shall be issued to establish the acceptance dates for the Phase 2 block of space.

2nd Floor North Elevator Lobby

At no additional cost to the Government, an estimated 224 nuf of space shall be acquired for the purpose of housing four (4) optical turnstiles and guards station to enhance securty for the [redacted]. The Government shall fund the design, purchase and installation of the optical turnstiles and desk.

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

LESSOR: Stafford Place Associates, Limited Partnership By: Stafford Place Corporation, General
 [redacted] Vice President [redacted] (Title) Partner

IN THE PRESENCE OF (witnessed [redacted] [redacted] [redacted] s)

UNITED STATES BY Sharon Contracting Officer GSA, NCR, PARS (Official Title)