

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT  No. <u>4</u>	DATE  <u>3/12/12</u>
TO LEASE NO. GS-11B-02106		
ADDRESS OF PREMISES      675 North Randolph Street Arlington, Virginia 22203		
THIS AGREEMENT, made and entered into this date by and between Ashton Park Associates I, LLC whose address is:            c/o The Shooshan Company 4075 Wilson Boulevard, Suite 440 Arlington, VA 22203		
Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:		
WHEREAS, the parties hereto desire to amend the above Lease to establish the term and rent commencement and related matters.		
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:		
<ol style="list-style-type: none"> <li>1. <u>Space Acceptance</u>: This Supplemental Lease Agreement (SLA) is issued to reflect the Government's acceptance of the entire leased premises, confirmed to include 352,740 BOMA Rentable Square Feet (BRSF) such yielding approximately 302,845 ANSI/BOMA Office Area Square Feet (ABOA) consisting of the entire building of 13 floors located at 675 North Randolph Street, Arlington, VA 22203, plus four (4) official parking spaces in the building's garage.</li> <li>2. <u>Rent Commencement &amp; Lease Term</u>: Effective December 23, 2011, the obligation to pay rent for the entire leased premises has commenced. The fifteen (15) year firm term of the Lease commenced on December 23, 2011, and shall expire on December 22, 2026.</li> <li>3. <u>Annual Rent and Parking Rent</u>: The annual rent for the leased premises, including the four (4) official parking spaces, is \$14,699,727.60 (\$41,67298/BRSF; \$48,53878/ABOA), payable at the rate of \$1,224,977.30 per month in arrears, subject to adjustment for increases in operating costs and real estate taxes and the Commission Credit. In addition to the annual rent specified above, the Government shall also pay annual rent for the Remainder of the Garage in accordance with Paragraph 6.K of the Lease. The annual rent for the Remainder of the garage shall be \$827,820.00 for the initial five (5) years of the lease term, payable monthly in arrears at the rate of \$68,985.00 per month. Rent for a lesser period shall be prorated. Rent shall be paid to Ashton Park Associates I, LLC in accordance with the ACH Vendor/Miscellaneous Payment Enrollment Form (SF 3881) provided to the Government.</li> <li>4. <u>Tenant Improvement Allowance</u>: The parties acknowledge and agree that the Government has obligated the entire Tenant Improvement Allowance and Warm-Lit Shell Credit for the initial tenant improvements, and that \$0.00 is remaining.</li> <li>5. The annual rent includes an operating cost base for calculating future adjustments in accordance with SFO Section 3.8 in the amount of \$2,980,653.00 which is \$8.45/BRSF, and does not include daytime cleaning or the increased operating costs due to the Government's equipment and additional services requested thereon, and the first CPI adjustment for operating cost increases will be effective December 23, 2012.</li> <li>6. The Government's percentage of occupancy for real estate tax adjustments is confirmed to be 100%.</li> </ol>		
All other terms and conditions of the base lease shall remain in full force and effect.		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
Lessor: ASHTON PARK ASSOCIATES I, LLC By: Founders Realty, LLC, Manager <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;">           BY  C, its Sole Member             IN THE PRESEN                (Signature)         </div> <div style="width: 45%; text-align: center;"> <u>Manager</u>            (Title)   <u>4075 WILSON BLVD #440</u>  <u>ARLINGTON, VA 22203</u>            (Address)         </div> </div>		
UNITED STATES OF AMERICA BY T.O. HARRISTON Contracting Officer		
GSA DC 68-1176 <span style="float: right;">GSA FORM 276 JUL 67</span>		