

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT 1

DATE

OCT 14 2010

TO LEASE NO. GS-11B-02116

ADDRESS of Premises: 2900 Crystal Drive, Arlington, Virginia 22202-3556

THIS AGREEMENT made and entered into this date by and between: 2800/2900 Crystal Drive Property, LLC

Whose address is: 770 Township Line Road
Suite 150
Yardley, PA 19067-4219

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 as follows:

This Supplemental Lease Agreement (SLA) is hereby issued for the Government to lease an additional 4,340 BRSF/3,660 BOASF for a total of 14,606.00 BRSF/12,318 BOASF. The Government shall pay the Lessor the rate of \$37.35/ BOASF for the added square footage, which will increase the rent by \$136,701.00, making the total new annual rental rate of \$460,077.30 at the rate of \$38,339.77 per Month in arrears. The tenant improvement allowance will increase by \$14,640.00 (\$20.00 / BOASF) at zero percent (0%) annual interest.

This expansion will be co-terminus with the existing lease and will carry the same five (5) year renewal rights as the existing lease.

The Government's percentage of occupancy is increased from 6.02% to 8.5694%.

The Base Cost of Services has increased by \$26,498.40. The new base for calculating operation cost escalations is \$89,182.32 at the same rate of \$7.24BOASF.

This document will not constitute a payment obligation until the date of execution by the United States. As a result, even though payments will be made retroactively, no monies whatsoever are due under this agreement is executed.

It is understood that only upon execution by the Government does this SLA become binding on both parties.

in force and effect.

names as of the above date.

Senior Vice President
(Title)

U

B

T.C. Hairston

Lease Contracting Officer GSA, NCR