

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL  
AGREEMENT Page 1 of 1  
NO. 1

DATE

TO LEASE NO. GS-11B-12503

**THIS AGREEMENT**, made and entered into this date by and between: Kingstown KVP South L.P.  
whose address is: 2900 Linden Lane, Suite 300  
Silver Spring, MD 20910-1299

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:

- 1) This Supplemental Lease Agreement (SLA) is issued to reflect the acceptance of space and establish a lease commencement date for 29,053 ANSI/BOMA Rentable Square Feet (BRSF), which yields, 26,456 ANSI/BOMA Office Area Square Feet (ABOASF) of office and related space in the building located at 8550 Cinderbed Road, Lorton, VA for a term of ten (10) years commencing on June 17, 2013 and ending on June 16, 2023. Additionally, the Government shall be entitled to two reserved parking spaces for Official Government Vehicles at no additional cost to the Government.
- 2) Effective June 17, 2013, the Government shall pay the Lessor an annual rent of \$812,031.35 (\$27.95 per BRSF) at the rate of \$67,669.28 per month in arrears. Rent is subject to reduction for a Commission Credit due the Government as more fully described in Paragraph 6.E. of the Standard Form 2 (SF2).
- 3) The operating cost base for annual CPI adjustments pursuant to Paragraph 4.3 of the SFO is \$162,696.80 (\$5.60 per BRSF.) The Government's percentage of occupancy for purposes of tax adjustments, pursuant to Paragraph 4.2 of the SFO is 57.19% (29,053 BRSF/50,802 BRSF.)
- 4) The Government and the Lessor acknowledge that the tenant improvement allowance in the amount of \$1,206,129.04 amortized at a rate of 8% per year over the 10 year term of the lease has been fully utilized and is amortized in the rent.
- 5) Brokerage Commission and Commission Credits are due the Government's authorized broker (Studley, Inc.) and GSA, respectively, and are more fully described in Paragraph 6.E. of the SF2.
- 6) The Government may renew the Lease for a term of five (5) years at the annual rate of \$862,874.10 (\$29.70 per BRSF) at the rate of \$71,906.18 per month in arrears. The renewal option shall become effective provided notice be given in writing to the Lessor 180 days before the end of the original lease term.

This document will not constitute a payment obligation until the date of execution by the Government. As a result, even though payments will be made retroactively, no money whatsoever is due under this agreement until thirty (30) days after the date of execution by the Government's Contracting Officer.

**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.

L

BY

(Title)

(Address)

**UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION**

BY \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Contracting Officer  
(Official Title)