

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT**

LEASE AMENDMENT# 2

TO LEASE NO. GS-11B-12576

ADDRESS OF PREMISES Zachary Taylor
2530 Crystal Plaza Drive
Arlington, VA 22202-3905

THIS AGREEMENT, made and entered into between Polk and Taylor Property, LLC
whose address is: C/O Beacon Capital Partners, LLC
200 State Street, 5th Floor
Boston, MA 02109

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said lease is amended as follows:

Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.

CURRENT INFORMATION

| | | | |
|----------------|--|--|-----------------|
| ANNUAL RENT | | | \$20,740,505.87 |
| OPERATING RENT | | | \$3,099,977.52 |

COMPUTATION:

| | | | |
|--|-----|------|----------------|
| Base (CPI-W-U.S. City Avg) | Apr | 2013 | 228.949 |
| Corresponding Index | Apr | 2015 | 231.520 |
| Base Operating Cost Per Lease | | | \$3,040,300.00 |
| % Increase in CPI-W | | | 0.011229575 |
| Annual Increase In Operating Cost | | | \$34,141.28 |
| Less Previous Escalation Paid | | | (\$59,677.52) |
| Annual Increase In Operating Cost Due Lessor | | | (\$25,536.24) |

NEW INFORMATION

EFFECTIVE DATE: May 1, 2015

| | | | |
|------------------------|--|--|-----------------|
| ANNUAL RENT ADJUSTMENT | | | (\$25,536.24) |
| ANNUAL RENT | | | \$20,714,969.63 |
| MONTHLY RENT | | | \$1,726,247.47 |
| OPERATING RENT | | | \$3,074,441.28 |

The rent distribution shall be made payable to:
Polk and Taylor Property, LLC
C/O Beacon Capital Partners, LLC
200 State Street, 5th Floor
Boston, MA 02109

This lease amendment contains one page.

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

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

LESSOR: Polk and Taylor Property, LLC

FOR THE LESSOR:

Signature: _____
Name: _____
Title: _____
Entity Name: _____
Date: _____

FOR THE GO

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: JUN 10 2015

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: _____