Lease Amendment

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

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

THIS AGREEMENT, made and entered into between
whose address is:

Polk and Taylor Property, LLC
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

OPERATING RENT

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

ANNUAL RENT ADJUSTMENT EFFECTIVE DATE: May 1, 2015

($25,536.24)

ANNUAL RENT $20,740,505.87

MONTHLY RENT $1,726,241.47

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: ______________________

WITNESSED FOR THE LESSOR BY:

Signature: ______________________
Name: ______________________
Title: ______________________
Date: ______________________

FOR THE GOVERNMENT:

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

Lease Amendment Form 12112