

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT# 7
	TO LEASE NO. GS-11B-12591

ADDRESS OF PREMISES Crystal Gateway 1
1235 South Clark Street
Arlington, VA 22202-3283

THIS AGREEMENT, made and entered into between CESC Gateway One L.L.C.
whose address is: c/o Charles E. Smith Real Estate Service, L.P.
2345 Crystal Drive, Suite 1000
Arlington, VA 22202-4801

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,

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

CURRENT INFORMATION

ANNUAL RENT	\$1,247,392.20
OPERATING RENT	\$296,771.27

COMPUTATION:

Base (CPI-W-U.S. City Avg)	Mar	2014	232.560
Corresponding Index	Mar	2016	232.209
Base Operating Cost Per Lease			\$298,704.32
% Increase in CPI-W			(0.001509288)
Annual Increase In Operating Cost			(\$450.83)
Less Previous Escalation Paid			\$1,933.05
Annual Increase In Operating Cost Due Lessor			\$1,482.22

NEW INFORMATION

EFFECTIVE DATE: April 20, 2016

ANNUAL RENT ADJUSTMENT	\$1,482.22
ANNUAL RENT	\$1,248,874.42
MONTHLY RENT	\$104,072.87
OPERATING RENT	\$298,253.49

The rent distribution shall be made payable to:
CESC Gateway One L.L.C.
c/o Charles E. Smith Real Estate Service, L.P.
2345 Crystal Drive, Suite 1000
Arlington, VA 22202-4801

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: CESC Gateway One L.L.C.

FOR THE LESSOR:

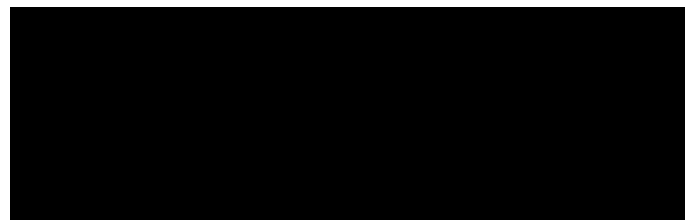
Signature: _____

Name: _____

Title: _____

Entity Name: _____

Date: _____



GSA, Public Buildings Service

Date: 4/20/16

WITNESSED FOR THE LESSOR BY:

Signature: _____

Name: _____

Title: _____

Date: _____