

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT</b>	LEASE AMENDMENT 3
	TO LEASE NO. GS-11P-LVA12667
ADDRESS OF PREMISES 2230 Gallows Road Dunn Loring, Virginia 22027	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between the Cedar Hill II, LLC

whose address is: c/o Redwood Commercial Management, LLC  
 5900 Fort Road, Suite 400  
 Centreville, Virginia 20121

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, effective upon execution by the Government, as follows:

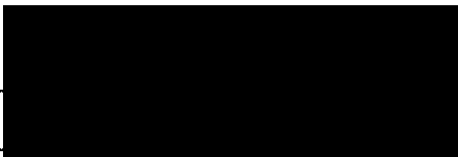
This Lease Amendment (LA) is hereby issued to correct the operating expense rate as established by LA 2.

- Section 1.03.A of the Lease established the operating cost rate as \$7.25/rentable square foot (RSF).
- LA 1 made a CPI adjustment to the operating cost base, decreasing it from \$313,359.50 (\$7.25/RSF) to \$311,340.20 (\$7.20328074/RSF), effective October 15, 2015.
- LA 2 commenced rent on the expansion space effective December 4, 2015. The annual rent for the original and expansion space, as set forth by Section 3 of LA 2, utilizes the original operating expense rate of \$7.25/RSF instead of the adjusted rate of \$7.20328074/RSF. Since the effective date of the expansion was after the CPI adjustment, the adjusted rate should have been used.
- As such, the operating cost rent of \$353,742.00 (\$7.25/RSF \* 48,792 RSF) should have been **\$351,462.47** (\$7.20328074/RSF \* 48,792 RSF), and the annual rent of \$1,645,843.46 should have been **\$1,643,563.93**, effective December 4, 2015.
- For the CPI adjustment due October 15, 2016, the operating expense cost base shall be \$351,462.47.

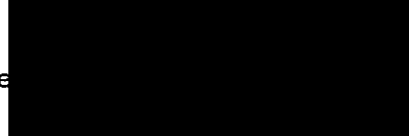
This Lease Amendment contains 1 page.

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 below date.


**FOR THE LESSOR:**

Signature:   
 Name: \_\_\_\_\_  
 Date: 3/10/16

**FOR THE GOVERNMENT:**

Signature:   
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service  
 Date: APR 14 2016

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: \_\_\_\_\_ u/s  
 Title: \_\_\_\_\_  
 Date: 3/10/16