

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL  
AGREEMENT  
NO. 22

DATE  
JAN 5 2011  
~~December 2010~~

TO LEASE NO. GS-11B-80622

ADDRESS of Premises: 200 Stovall Street, Alexandria, VA 22331

THIS AGREEMENT made and entered into this date by and between: Hoffman Buildings, L.P.

Whose address is 2461 Eisenhower Avenue, Alexandria, VA 22331-3013

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, THE PARTIES HERETO DESIRE TO AMEND THE ABOVE Lease to extend the lease term for an additional six (6) months and increase the annual rental for that period of time.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective as of October 1, 2010 as follows:

1. The term of the Lease for 204,783 BOMA rentable square feet (BRSF), with their appurtenances, is hereby extended for an additional six (6) months, beginning on October 1, 2010, and expiring on March 31, 2011 ("Lease Extension Term").
2. The Government accepts the base building, all shall requirements and the leased premises in their existing "as is" condition and configuration as of October 1, 2010. All performance and maintenance standards in the Lease must continue to be met.
3. Effective as of October 1, 2010, the Government shall pay the Lessor the annual rent of \$6,960,574.17 (\$33.99 per BRSF) at the rate of \$580,047.85 per month in arrears for the period October 1, 2010 to March 31, 2011. Rent for a lesser period shall be prorated.
4. During the Lease Extension Term and during any further extensions of the Lease, the Lease shall be "full service" such that the rental rate stated in Section 3 above shall be inclusive of all operating costs (including electricity) listed on the revised GSA Form 1217 attached hereto and made a part hereof, provided that tax adjustments and operating cost adjustments shall continue as set forth in the Lease. The base year for real estate tax adjustments shall remain 2000. Notwithstanding anything to the contrary stated on the attached GSA Form 1217, the operating cost figures provided on the attached GSA Form 1217 were calculated by applying all intervening annual CPI adjustments to the figures provided on the original GSA Form 1217 submitted in connection with the Lease, provided that the figure for electricity costs was estimated using the current adjusted figure for electricity costs under Lease No. GS-11B-01805.
5. Notwithstanding anything to the contrary in the Lease, there shall be eleven (11) reserved parking spaces (and no others) for official Government vehicles included in the base rent.

It is understood that only upon execution by the Government does this SLA become binding on both parties.

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.

Hubert N. Hoffman, III, President  
Hoffman Building Management Co., Inc.

2461 Eisenhower Avenue  
Alexandria, VA 22331-0100

(Address)

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g Officer GSA, NCR