

SHEET NO. 1 ATTACHED TO AND MADE PART OF LEASE AMENDMENT NO. 1 OF LEASE NO. GS-09P-LCA03310

1.03 RENT AND OTHER CONSIDERATION (SEP 2013)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM YEARS 1-5	FIRM TERM YEARS 6-10	NON FIRM TERM YEARS 11-15
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$156,475.00	\$172,150.00	\$197,931.25
TENANT IMPROVEMENTS RENT ²	\$ 0.00	\$ 0.00	\$ 0.00
OPERATING COSTS ³	\$ 64,212.50	\$ 64,212.50	\$ 64,212.50
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 0.00	\$ 0.00	\$ 0.00
PARKING ⁵	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$220,687.50	\$236,362.50	\$262,143.75

¹Shell rent calculation:

(Firm Term Yrs. 1-5) \$22.76 per RSF multiplied by 6,875 RSF
 (Firm Term Yrs. 6-10) \$25.04 per RSF multiplied by 6,875 RSF
 (Non Firm Term Yrs. 11-15) \$28.79 per RSF multiplied by 6,875 RSF

²The Tenant Improvement Rent is excluded at this time and will be adjusted to amortize the Tenant Improvement Allowance over the then remaining balance of the firm term, upon substantial completion and acceptance of the tenant improvements by the Government.

³Operating Costs rent calculation: \$9.34 per RSF multiplied by 6,875 RSF

⁴Building Specific Amortized Capital (BSAC) Rent is excluded at this time and will be adjusted to amortize the BSAC costs over the then remaining balance of the firm term, upon substantial completion and acceptance of tenant improvements by the Government.

⁵Parking costs described under sub-paragraph H below

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

INITIALS: aw & CB
 LESSOR GOVT