

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
CPI ANALYSIS

ADMINISTRATIVE ACTION # 1

LEASE NO. LDC00174

ADDRESS OF PREMISES

Union Center Plaza 2  
820 1st Street, NE  
Washington, DC 20002

THIS ADMINISTRATIVE ACTION implements section 1 Operating Costs of the Lease and is issued to memorialize an annual adjustment to the Lessor for Operating Cost changes in accordance with the terms thereof

This unilateral Administrative Action is issued to memorialize an adjustment in rent for the CPI as calculated herein, based on the information stated in the Lease source documents.

CURRENT INFORMATION

ANNUAL RENT	\$982,318.10
OPERATING RENT	\$219,395.50

COMPUTATION:

Base (CPI-W-U.S. City Avg)	Feb	2016	230,972
Corresponding Index	Feb	2017	237,477
Base Operating Cost Per Lease			219395.5
% Increase in CPI-W			0.028163587
Annual Increase In Operating Cost			\$6,178.96
Less Previous Escalation Paid			\$0.00
Annual Increase In Operating Cost Due Lessor			\$6,178.96

NEW INFORMATION

EFFECTIVE DATE: March 11, 2017

ANNUAL RENT ADJUSTMENT	\$6,178.96
ANNUAL RENT	\$988,497.06
MONTHLY RENT	\$82,374.76
OPERATING RENT	\$225,574.46

The rent adjustment will be reflected in the next rent payment. The Lessor is responsible for notifying the Government of any changes in contact or payment information. The most recent information on record shows that Rent is currently payable to:

820 First Street Financial Associates, LLC  
820 First Street  
Suite 660  
Washington, DC 20002

This Administrative Action is not an amendment to the lease. All terms and conditions of the lease remain in full force and effect.

This Administrative Action was completed by the Budget Analyst, Alycia Bethea, who calculated the above payment amount that is due. The Lessor is solely responsible for the accuracy of the information that it submits and for compliance with the requirements of the CPI Clause of the lease, including the responsibility to identify for the Government the correct year and amount to be used as the "base operating cost" under the terms of the lease. The Government reserves the right to make adjustments to this payment should the payment later be found to contain errors in calculation or to be based upon inaccurate assumptions or incorrect data.

For the purposes of processing Administrative Actions, use of The GSA Lease Amendment Form 12/12, has been discontinued. Escalation and reimbursements issued under the Lease Amendment Form 12/12 will now be executed under the Administrative Action Form.

In addition, the Government Contracting Officer (CO) has subscribed his or her name as of the above date solely for the purpose of authorizing payment as calculated herein by the Budget Analyst. The CO's signature is not evidence that the CO has investigated the accuracy of the calculations or of the information provided by the Lessor.

By: \_\_\_\_\_

Contracting Officer, GSA, NCR, PBS  
(Official Title)

5/23/2017  
(Date)