

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDING SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

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AGREEMENT

1

DATE

APR 14 2016

TO LEASE NO. GS-11P-LVA12655

ADDRESS OF PREMISES 2070 Chain Bridge Road  
Vienna, VA 22182

THIS AGREEMENT, made and entered into this date by and between: PRIM TYCON Courthouse, LLC

Whose address is: 28 State Street, 10<sup>th</sup> Floor  
Boston, MA 02109-5718

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 provide the Government's lease commencement date as August 1, 2015.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, and effective upon execution by the Government, as follows:

- 1) The Lease commencement date shall be August 1, 2015 and, due to the first 6 months of the rental payments being abated in their entirety (Section 1.03A L202), the first rental payment made shall be February 1, 2016. The firm term of the Lease is hereby established for a 15-year firm term commencing on August 1, 2015 and having a Lease expiration of July 31, 2030.
- 2) The total square footage under the Lease will be 124,990 rentable square feet (RSF), yielding 109,503 ANS/BOMA Office Area (ABOA) square feet (SF) of office and related space based upon a common area factor of 1.1414; consisting of 1,577 RSF (1,349 ABOA) located on the 4th floor, 50,956 RSF (45,219 ABOA) located on the 3rd floor, 63,174 RSF (55,118 ABOA) located on the 2nd floor, 5,096 RSF (4,280 ABOA) located in Suite G98 on the Ground level; 187 RSF (140 ABOA) located in Suite G96 on the Ground Level; 2,270 RSF (1,918 ABOA) located in Suite C5 on the Cellar Level; and 1,750 RSF (1,479 ABOA) located in Suite C3 on the Cellar Level of the building.
- 3) The total annual rent is \$3,749,465.70 (\$29.998125 per RSF), yielding \$312,455.48 of rent on a monthly basis, in arrears for years 1-7 and the total annual rent is \$3,937,185.00 (\$31.50 per RSF), yielding \$328,096.75 of rent on a monthly basis, in arrears, for years 8-15. The annual rent includes an Operating Cost Base of \$1,083,663.30 (\$8.670000 per RSF), a Tenant Improvement Allowance of \$0 (\$0 per BOASF, or \$0 over the entire firm term), a Building Specific Amortized Capital (BSAC) amount of \$146,004.00 annually (totaling \$2,190,060.00 over 15 years), and a Real Estate Tax Base. Operating cost and real estate tax adjustments shall apply in the manner set forth by the Lease Contract. The percentage of occupancy shall be 28.098 percent (%).

This document will not constitute a requirement for payment until the date of execution by the Government. As a result, no payment whatsoever is due under this agreement until (60) days after the date of the execution. Any amount due there under will not accrue interest until that time.

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

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: PRIM TYCON Courthouse, LLC

BY \_\_\_\_\_  
(Signature)

Matthew Tracy  
Authorized Signatory

\_\_\_\_\_  
(Title)

IN \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
Contracting Officer, GSA