

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 6	DATE 2/1/07
	TO LEASE NO. GS-11B-01815	

ADDRESS OF PREMISES
 1425 New York Ave, NW
 Washington, DC 20005

THIS AGREEMENT, made and entered into this date by and between RPT 1425 New York Avenue LLC
 whose address is c/o Republic Property Trust
 13861 SunriseValley Drive, Suite 410
 Herndon, VA 20171

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government;
WHEREAS, the parties hereto desire to amend the above Lease.

WHEREAS, On October 17, 2006, GSA executed Supplemental Lease Agreement Number 5 to GS-11B-01815 expanding the leased premises to include 14,327 rentable square feet on the 1st and 2nd floors to be used as a daycare center.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that Lease GS-11B-01815 is amended, effective upon execution by the Government as follows:

This SLA No. 6 is issued to include, as part of the lessor's cleaning and maintenance requirements under the current rental rate, the required clinical cleaning standards for the space used as a Daycare Center.

Paragraph 7.6, Janitorial Services of the Solicitation for Offers (SFO) is amended to add the following section:

The Lessor shall maintain the Daycare Center, in a clean condition and shall provide cleaning supplies and equipment. The following schedule describes the level of services required pursuant to GSA and the National Association for the Education of Young Children. (NYAEC) accreditation standards. The attached schedule/checklist describes additional required cleaning that the lessor is expected to perform. Performance will be based on the Contracting Officer's evaluation of results, not the frequency or method of performance.

GENERAL CLEANING STANDARDS

1. *Twice Daily.* Wash, rinse, and sanitize both mops and cleaning clothes before and after a day of use. Remove and seal plastic bags containing soiled diapers to designated area.
2. *Daily and when Visibly Soiled.* Clean and sanitize counter tops and tables. Sweep and mop floor. Clean door and cabinet handles.
3. *Daily.* Empty trash receptacles. Dust horizontal surfaces of all adult furniture, building ledges. Clean glass tables and desk tops. Clean sinks and mirrors. Supply paper towel and soap. Vacuum all carpets and large area rugs when children are not present. Spot clean carpet to remove spots. Spot clean walls, windows, view panels, and mirrors. Clean drinking fountains. Clean door glass to remove finger prints, smudges, etc. Remove trash from outdoor play areas.
4. *Weekly.* Dust all surfaces of office space furniture (including verticals and undersides such as knee wells, chair rungs, table legs, etc.) Damp mop and spray buff all hard and resilient floors.
5. *Monthly.* Damp wipe both sides of glass in doors, view windows, partitions, bookcases, and any other glass within 70" of the floor. Spot clean wall surfaces. Shampoo or dry clean all carpet in infant areas when children are not present and will not be present until carpets are dry. (Carpet cleaning measures must be approved by local health authority.)
6. *Quarterly.* Dust and/or vacuum all surfaces and objects more than 70" above the floor. Shampoo or dry clean all carpet when children are not present and will not be present until carpets are dry. (Carpet cleaning measures must be approved by local health authority.)
7. *Annually.* Wash walls using a germicidal solution as prescribed by the COG. Strip and refinish bare floor area using approved methods and chemicals.

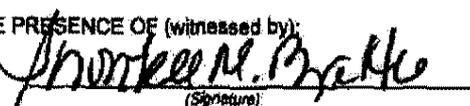
ADDITIONAL TOILET ROOM CLEANING STANDARDS

1. *Daily and when Visibly Soiled or Empty.* Empty wash receptacles. Supply paper towel, soap, and toilet paper. Clean and sanitize hand-washing sinks, faucets, and surrounding counters. Clean and sanitize soap dispensers. Clean and sanitize toilet seats, toilet handles, cubicle handles, other touchable surfaces, and floors.
2. *Daily.* Sweep and wet mop or scrub using a cleaner-disinfectant. Clean all surfaces and fixtures to include: mirrors, waste receptacles, wall surfaces, and dispenser utilizing a cleaner-disinfectant. Clean and sanitize toilet bowls. Clean and sanitize door knobs.

CHILDCARE CLEANING STANDARDS CHECKLIST

1. All standards outlined in the attached Childcare Cleaning Standards Checklist are enforceable and applicable to the daycare center, with the exception of Section D2, which states, "Remove trash from outdoor play area." This is not applicable to our lease due to the fact that there is no playground at 1425 New York Ave.

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: Republic Property Trust	
BY  (Signature)	<u>VICE PRESIDENT</u> (Title)
IN THE PRESENCE OF (witnessed by):  (Signature)	<u>13861 Sunrise Valley Drive ofc 410</u> <u>Herndon, VA 20191</u> (Address)
UNITED STATES OF AMERICA:	
BY  (Signature) Tawanda Beverly	Contracting Officer <u>GSA, NCR, OPR, RED</u> (Official Title)

GSA DC 88-1176

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