

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 7	DATE  Click here to enter text. MAR 17 2011
	TO LEASE NO. GS-11B-02012	

ADDRESS OF PREMISES:
Two Constitution Square
145 N Street, NE
Washington, DC 20002-3371

(CONTINUED ON PAGE 2)

5. The Government and the Lessor acknowledge that supplemental tenant improvement allowance of \$24,030,400.00 has been fully expended and the rental payments in the amount of \$25,131,460.00, set forth in paragraph 2 of SLA Number 3, have commenced beginning on July 1, 2010 and shall end April 30, 2011 as shown in Attachment C as Supplemental Rent.
6. The Government shall be entitled to a rent abatement for 521,000 BRSF of office space in the total amount of \$29,215,179.21 which will be applied as follows: (a) rent for the first twelve (12) full months of the lease term (inclusive of operating costs and amortization of the tenant improvement allowance) in the total amount of \$25,008,000.00 shall be abated entirely; and (b) a portion of the monthly shell rent shall be partially abated during the 13th, 14th and 15th full months of the lease term, in equal monthly amounts of [REDACTED] for a total of [REDACTED] to account for the Government's Commission Credit.
7. The Lessor leases to the Government the entire garage, consisting of 365 spaces, effective June 23, 2010 at a total annual rate of \$963,600, payable at a rate of \$80,300.00 per month in arrears. The parking garage shall not be subject to the rent abatement in Paragraph 6 and the rent shall commence June 23, 2010 as set forth in Attachment C and such parking rent shall be adjusted for CPI increases consistent with the terms of Paragraph 3.7 of the SFO. The first (1st) parking rent adjustment shall be effective on June 23, 2011.
8. The base for operating cost adjustments, pursuant to Paragraph 3.7 and 3.8 of the SFO, shall be \$4,464,970.00 (\$8.57 per BRSF). The first (1st) operating cost adjustment pursuant to Paragraphs 3.7 and 3.8 of the SFO shall be effective on June 23, 2011.
9. The Government's percentage of occupancy for purposes of tax adjustments, pursuant to 3.5 and 3.6 of the SFO, shall be 88.32%, (521,000 BRSF/589,916 BRSF). The base year for real estate taxes shall be \$4,168,000.00 for the first 12 months of the lease. The first (1st) real estate tax adjustment pursuant to Paragraphs 3.5 and 3.6 of the SFO shall be effective on June 23, 2011.
10. The Government and the Lessor acknowledge that the base tenant improvement allowance in the amount of \$19,358,505.00 has been fully expended.

This document will not constitute a payment obligation until the date of execution by the Government. As a result, even though payments will be made retroactively, no rental payments are due under this agreement until (30) days after the date of execution.

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

Lessor  GOV'T 