

GSA Copy

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 02 TO LEASE NO. GS-11B-02126	DATE MAY 12 2010
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ADDRESS OF PREMISES

20 M Street SE, Washington, DC 20003

THIS AGREEMENT, made and entered into this date by and between: Southeast Realty LLC

Whose address is: c/o Lerner Enterprises
2000 Tower Oaks Boulevard
8th Floor
Rockville, MD 20852

and whose interest in the property hereinafter described is that of the Owner, hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

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

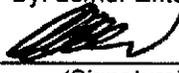
This Supplemental Lease Agreement SLA # 2 is issued to reflect acceptance of Lessor's cost proposal dated February 17th 2010 for KGD to perform Architectural and Engineering (A/E) to incorporate into the office space interior design LEED Silver Level Certification (Leadership in Energy Environmental Design for Commercial Interiors) in accordance with USGBC guidelines. The cost of the proposal is [REDACTED] for the A/E design services. Payment will be made out of the Tenant Improvement Allowance (TIA). The remaining TIA is \$3,499,730.16.

The cost in this SLA # 2 does not include any construction costs for the described work, nor does it include registration or submission costs that are charged by USGBC. The LEED A/E Design Services shall be performed in accordance with SLA Number One (1). (See Attachment – Proposal letter from Lerner dated 2/17/2010).

This document will not constitute a payment obligation until the date of execution by the United States. As a result, even though payments will be made retroactively, no money whatsoever is due under this agreement until thirty (30) days after the execution by the Government's Contracting Officer.

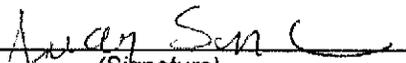
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor: Southeast Realty LLC, a Delaware limited liability company
By: Admiral Partners, LLC, its sole Manager
By: Lerner Enterprises, LLC, its Managing Member

By: 
(Signature) Mark D. Lerner

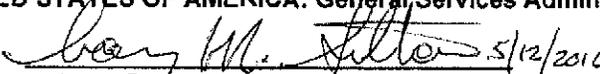
Manager
(Title)

IN THE PRESENCE OF (witnessed by):


(Signature)

[REDACTED]
(Address)

UNITED STATES OF AMERICA: General Services Administration

By:  5/12/2010
Larry Sutton

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

