

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT

No. 1 (Page 1 of 2)

DATE

10/5/2011

TO LEASE NO.

GS-11B-02155

ADDRESS OF PREMISES 1575 Eye Street, NW
Washington, DC 20005-1100

THIS AGREEMENT, made and entered into this date by and between: 1575 Eye Street Associates

whose address is: 1776 Eye Street, NW
Suite 500
Washington, DC 20006-3700

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 mentioned covenant and agree that the said Lease is amended, effective December 1, 2010 as follows:

This Supplemental Lease Agreement (SLA) is issued to establish the Government's lease effective date and the rental payments due to the Lessor in accordance with the SF-2.

- 1. Lease Term:** Pursuant to Paragraph 3 of the SF-2, the term of this lease shall be for Ten (10) years commencing on **December 1, 2010** and ending on November 30, 2020. The annual rent due for the entire space of 63,798 ANSI BOMA Rentable Square Feet (rsf) (55,637 BOASF) shall be \$2,629,404.62 payable at the rate of \$219,117.05 per month in arrears. Payment of this rent shall be subject to the rent credit established in Paragraph 6(g) of the SF2. The base cost for operating shall be \$527,438.76.
- 2. "Early Occupancy" term of 5,621 BOASF located in Suites 240 and 325:** In accordance with Paragraph 6(f) of the SF2, the Government has exercised its right to early occupancy of Suites 240 and 325. This SLA hereby establishes the acceptance of space and commencement of rent for the space covered by the "Early Occupancy" in Suites 240 for 3,670 BOASF and 325 for 1,951 BOASF, respectively, as follows:
 - Suite 240:** The "Early Occupancy" period for Suite 240 is hereby established to be for five (5) months beginning on July 1, 2010 and ending on November 30, 2010. Rent due for the 5-month period of "Early Occupancy" of Suite 240 shall be \$71,656.75 at the monthly rate of \$14,331.35. [$\$71,656.75 = 5 \times (3,670 \text{ BOASF} \times \$46.86 \text{ per BOASF}) / 12$].
 - Suite 325:** The "Early Occupancy" period for Suite 325 is hereby established to be for four (4) months beginning on August 1, 2010 and ending on November 30, 2010. Rent due for the 4-month period of "Early Occupancy" of Suite 325 shall be \$30,474.62 at the monthly rate of \$7,618.66. [$\$30,474.64 = 4 \times (1,951 \text{ BOASF} \times \$46.86 \text{ per BOASF}) / 12$].

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 (30) days after the date of execution. Any amount due thereunder will not accrue interest until that time.

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

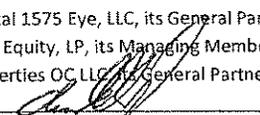
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: 1575 EYE STREET ASSOCIATES, a District of Columbia limited partnership

BY: Carr Capital 1575 Eye, LLC, its General Partner

BY: Columbia Equity, LP, its Managing Member

BY: Carr Properties OC, LLC, its General Partner

BY: 

TITLE SUA

IN PRESENCE OF _____

Date 2/2/11

Address 1776 Eye

UNITED STATES OF AMERICA

BY: 

WASHINGTON, DC 20006

Contracting Officer
GSA, NCR, PBS, Real Estate Division

(Official Title)

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3. **Rent Abatement:** In accordance with Paragraph 6(g) of the SF2, the Government is entitled to a rent credit in the amount of \$1,533,819.35 and is to be applied against the first month's rent of the early occupancy period at a rate of \$14,331.35 for July 1-31,2010 and \$21,950.00 per month in arrears for August 1, 2010 through November 30, 2010. The remaining credit shall be applied to the balance of the term beginning on December 1, 2010 until exhausted.

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LESSOR CLP GOV'T AP