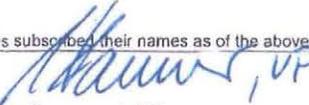


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT No. 3	DATE <b>AUG 13 2013</b>
TO LEASE NO GS-11B-12562		
ADDRESS OF PREMISES 810 7 <sup>th</sup> Street NW Washington, DC 20001-3718		
THIS AGREEMENT made and entered into this date by and between: KanAm 810 7 <sup>th</sup> Street, LP whose address is: c/o KanAm Grund America, LP 3290 Northside Parkway, Suite 840 Atlanta, GA 30327-2211		
Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:		
WHEREAS, the parties hereto desire to amend the above Lease in order to clarify and memorialize the terms, conditions and method that both parties agreed to pursue for resolving the rent credit due the Government at the beginning of the lease		
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:		
<ol style="list-style-type: none"> <li>Effective <b>November 1, 2011</b>, the Lessor agrees that the Government is owed a rent credit, due to the payments the Government made to the Lessor while former Leases GS-11B-10134 and GS-11B-20618 were in holdover. The total amount of rent paid during the holdover period was \$10,797,433.92. The Lessor agrees to apply the \$10,797,433.92 credit owed to the Government as equal monthly installments of \$771,245.28 applied against the first 14 months of parking rent and office space rent (in that order).</li> <li>Effective <b>November 1, 2011</b>, the Lessor agrees to credit to the Government the Broker Commission Credit of [REDACTED]. This credit will be taken in equal parts in the first and second month of the Lease.</li> <li>Effective <b>November 1, 2011</b>, in lieu of abating the first 12 months of office space rent, the Lessor agrees to grant the Government a rent abatement of [REDACTED], which is equal in value to abating the first 12 months of office space rent under the lease. Further, the abatement will be applied to the balance of the rental payments due each month after all credits due the Government are applied to the rental payments and until the abatement amount is exhausted.</li> <li>Effective <b>November 1, 2011</b>, the Lessor agrees that the balance of the rent abatement granted to the Government in the 15th month of lease, when all previous credits due the Government will be exhausted, is \$7,801,624.78. The balance of the abatement amount will be applied against the regular monthly rental payments until exhausted, in accordance with Exhibit to SLA 3, attached.</li> </ol>		
All other terms and conditions of the base lease shall remain in full force and effect.		
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 monies whatsoever are due under this agreement until thirty (30) days after the date of execution		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date		
LESSOR KanAm 810 7 <sup>th</sup> Street, LP		
By <u>Chyly Moore</u> VP (Name & Title)	DATE: <u>1200 Abernathy Rd NE #1525</u> <u>Atlanta, GA 30328</u>	
IN THE PRESENCE OF <u>[Signature]</u> (Signature)	(Address)	
UNITED STATES OF AMERICA:		
BY <u>[Signature]</u>	Lease Contracting Officer, GSA, NCR	

Joel T. Borelson