

|  |   |                           |
|--|---|---------------------------|
| <b>GENERAL SERVICES ADMINISTRATION<br/>PUBLIC BUILDINGS SERVICE</b><br><br><b>SUPPLEMENTAL LEASE AGREEMENT</b> | <b>SUPPLEMENTAL LEASE<br/>AGREEMENT No. 1</b> | <b>DATE:</b>              |
|  | <b>TO LEASE No:</b>                           | <b>GS-11B-02001 "neg"</b> |

**ADDRESS OF PREMISES:** Metroplex I  
8401 Corporate Drive  
Landover, MD 20785

**THIS AGREEMENT, made and entered into this date by and between MPLX Landover Co. LLC whose address is:**  
c/o Lincoln Property Company  
8201 Corporate Drive, Suite 160  
Landover, MD 20785-2230

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 upon execution by the Government, as follows:**

This Supplemental Lease Agreement (SLA) Number 1 is hereby issued to reflect the leasing by the Government of an additional 1,841 BOMA Rentable Square Feet (BRSF)/ 1,416 BOMA Office Area Square Feet (BOASF) on the 3rd floor of the Leased premises, as shown on the attached floor plan and hereinafter known as "Expansion Space." Therefore the Government has increased the total area under the lease from 14,126 BRSF/ 12,192 BOASF to 15,767 BRSF/ 13,608 BOASF of office and related space, consisting of 2,158 BRSF (1,840 BOASF) on the 1<sup>st</sup> floor and 13,609 BRSF (11,768 BOASF) on the 3<sup>rd</sup> floor.

In consideration, the annual rent shall be increased by \$39,841.35 from \$342,960.92 to \$382,802.27 (\$24.2787/BRSF x 15,767 BRSF) payable at a rate of \$31,900.19 per month in arrears. The Expansion Space affects the components of the annual rent by the following:

- The operating cost base rate remains at \$7.0475/BRSF but the base amount increases from \$99,553 to \$111,117.95 (15,767 BRSF x \$7.0475/BRSF) ~~\$9,931.92~~
- An increase of ~~\$0,834.14~~ annually to amortize additional Tenant Improvement Allowance of \$49,659.12 (1,416 BOASF x \$35.07/BOASF). Therefore the Tenant Improvement Allowance shall be increased from \$427,573.44 to \$477,232.56 which shall be amortized at zero percent (0%) interest over the firm term of the Lease by the annual amount of \$95,446.51
- The Government's percentage of occupancy for real estate tax purposes increases from 13.305% to 14.851% (15,767 BRSF/ 106,170 BRSF).

The Lease commencement date shall be a weighted composite date of the acceptance of Tenant Improvements of the original premises under Lease and the Expansion Space and be pursuant to 3.15 "Construction Schedule of Tenant Improvements" of the SFO and attachment 12. Once established, the Lease commencement date shall be memorialized by SLA.

All other terms and conditions of the Lease shall remain in force and in effect. This document will not constitute an obligation until the date of execution by the United States.

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

**LESSOR: MPLX-Landover Co. LLC**

BY Art Belluzella (Name) Authorized Signatory (Title)

IN PRESENCE OF (witnessed by):  
[Signature] (Signature) 2 Overhill Rd, Ste 425, Scarsdale NY 10583 (Address)

---

**UNITED STATES OF AMERICA**

BY [Signature] (Name) CONTRACTING OFFICER, GSA, PBS, NCR, WPZ (Official Title)