

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL LEASE No. 3	DATE 11/3/11
	TO LEASE NO GS-03B-09607	

ADDRESS OF PREMISE
6175 Guardian Gateway
Aberdeen Proving Ground, Maryland 21005-1300

THIS AGREEMENT, made and entered into this date by and between
GATE APG, LLC
c/o St. John Properties, Inc.
whose address is 2560 Lord Baltimore Drive
Baltimore, Maryland 21244-2677
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above lease to provide for approval of additional change orders in the amount of \$1,708.00 which are funded by the Tenant Improvement (TI) Allowance and hereby amortized into the rent at 7%.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective, October 24, 2011 as follows:

- A. The Government agrees to the change orders in the amount of \$1,708.00 which are outlined in the attached spreadsheet, labeled Exhibit A. These change orders will be funded through the Tenant Improvement Allowance in the lease, which is \$438,915.96. This Supplemental Lease Agreement modifies the total Tenant Improvements amortized into the lease at 7% over five years to \$269,471.00, leaving the Government with an unused tenant improvement allowance balance of \$169,444.96.
- B. Upon completion of the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell rent Operating Cost and amortized Tenant Improvement Cost) shall be established by a subsequent Supplemental Lease Agreement.
- C. The lessor hereby waives restoration as a result of all improvements.

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

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

LESSOR: GATE APG, LLC

BY [Signature] (Signature) Senior Vice President (Title)

IN THE PRESENCE OF [Signature] (Signature) 2560 Lord Baltimore Drive, Baltimore, MD (Address)

UNITED STATES OF AMERICA

BY Jennifer Kauffman (Signature) Contracting Officer (Official Title)

Initials: RW & JK
Lessor Govt