

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

SUPPLEMENTAL AGREEMENT  
**5 (Page 1 of 2)**

DATE  
**MAR - 8 2011**

TO LEASE NO.  
**GS-11B- 01928**

ADDRESS OF PREMISES  
Liberty Park at Tysons  
801 Follin Lane  
Vienna, VA 22180-4908

**THIS AGREEMENT, made and entered into this date by and between: Transwestern Goldstar L.L.C. whose address is:**

c/o Goldstar Properties  
4630 Montgomery Ave  
Suite 500  
Bethesda, Maryland 20814-6559

**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:**

1. This Supplemental Lease Agreement (SLA) is issued to reflect the Government's acceptance of 165,000 BOMA Rentable Square Feet (BRSF) yielding 151,577 ANSI BOMA Office Area (ABOA) and related space as substantially complete effective January 20, 2011. This space consists of 58,457 BRSF (53,328 ABOA) on the first floor, 41,005 BRSF (38,894 ABOA) on the second floor, 60,972 BRSF (56,791 ABOA) on the third floor, and 4,566 BRSF (4,566 ABOA) on the lower level of the building located at Liberty Park at Tysons, 801 Follin Lane, Vienna, Virginia 22180-4908. This Lease also includes 106 fenced parking spaces for official vehicles within the secured fenced perimeter and 20 visitor parking spaces outside this perimeter.
2. TO HAVE AND TO HOLD the said premises with their appurtenances for the firm term of Ten (10) years commencing on January 20, 2011 and ending on January 19, 2021, subject to the renewal option set forth per Paragraph 11.2. of SLA No. 1.

3. Effective January 20, 2011, the Government shall pay the Lessor the Annual Rent of \$5,722,642.41 payable at the rate of \$476,886.87 per month in arrears. This Annual Rent is inclusive of a base for operating costs of \$788,425.56, the amount of \$577,500.00 to amortize at Zero percent (0%) interest rate a Tenant Improvement Allowance of \$5,775,000.00, and a real estate tax base. Notwithstanding the foregoing, the Government shall be entitled to a broker commission credit in the total amount of [REDACTED] to be applied against rent due for the first Two (2) months of the lease as follows:

Rent due from January 20, 2011 through February 19, 2011 shall be adjusted to [REDACTED] which is [REDACTED] minus commission credit of [REDACTED]

Rent due from February 20, 2011 through March 19, 2011 shall be adjusted to [REDACTED] which is [REDACTED] minus commission credit of [REDACTED]

Effective March 20, 2011, full monthly rent of \$476,886.87 shall be restored.

(Continued on Page 2)

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: Transwestern Goldstar, L.L.C.**

BY: 801 Follin Lane Associates, LLC  
BY: Goldstar Real Estate Fund I, L.P.  
BY: Goldstar G.P. I, LLC General Partner

BY [Signature]

[Signature]  
(Title)

IN THE PRESENCE OF (witnessed by:)

[Signature]  
(Signature)

4630 Montgomery Ave, 9.570, Bethesda, MD  
(Address) 20814

**UNITED STATES OF AMERICA**

BY [Signature]

Contracting Officer, GSA, NCR, Real Estate Division  
(Official Title)

[Signature]

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4. The Government shall have the right to one (1) renewal option for a [REDACTED] at [REDACTED], in addition to accrued operating cost adjustments during the initial term. Rent shall continue to be adjusted for operating costs escalations and tax adjustments as provided in the SFO. Rent under the renewal option includes a tenant improvement allowance of [REDACTED]. The renewal option shall become effective provided notice be given in writing to the Lessor at least 180 days before the end of the original lease term; all other terms and conditions of this lease shall remain the same during the renewal term. Said notice shall be computed commencing with the day after the date of mailing.
5. The Government shall also pay the Lessor a one-time lump sum payment in the amount of \$5,247,216.70 to reflect the settlement of all potential claims as agreed upon and established in Paragraph 26 of SLA Number 1 for costs of work items on Exhibits 8 and 12 to the Lease. [\$5,247,216.70 = \$3,185,968.25 established in SLA No.1 plus \$2,061,248.45 established in SLA No. 3]. The remaining amount of \$533,640.55 mentioned in SLA No. 3 shall also be paid via lump sum.
6. For the purpose of Tax adjustment required in Paragraph 3.4 of SFO Number 06-009, the Government's percentage of occupancy shall be 86.82% [165,000 BRSF / 190,038 BRSF]. The parties recognize that the tax bill received by the owner includes two buildings on the same parcel. According to the tax assessment 92% of the assessment is for the entire building occupied under this Lease. The parties agree that the base year under the Lease is Calendar Year 2011.

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

This document will not constitute a payment until the date of execution by the Government. As a result, no payment whatsoever are due under this agreement until (30) days after the date of execution. Any amount due thereunder will not accrue interest until that time.

LESSOR

MB

GOV'T

[Signature]

[Signature] MB