

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT Number 01	DATE JAN 9 2012
	TO LEASE NO. GS-11B-02262	

ADDRESS OF PREMISES:
 13990 Parkeast Circle, Chantilly, VA, 20151-2272

THIS AGREEMENT, made and entered into this date by and between **PS BUSINESS PARKS, LP**

Whose address is: 2751 Prosperity Avenue, Suite 150
 Fairfax, VA 22031-4343

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 said Lease is amended, effective upon complete execution, as follows:

This Supplemental Lease Agreement (SLA) No. 01 is hereby issued to memorialize substantial completion of tenant improvements performed by Lessor, acceptance of space by the Government and rent commencement for 30,315 ANSI BOMA Rentable Square Feet (BRSF) [equivalent to 29,765 ANSI BOMA Office Area Square Feet (BOASF)] of office and related space in the building.

The Government and Lessor hereby agree to the date of **August 11, 2011** as being the date of substantial completion and acceptance of the space containing a total of 30,315 BRSF.

Effective August 11, 2011, the Government shall pay Lessor annual rent of **\$641,138.10 (\$21.15/BRSF or \$21.54/BOASF)**, payable at the rate of **\$53,428.18** per month in arrears. The annual rent includes an operating cost base of \$191,091.30 (\$6.42/BOASF or \$6.30/BRSF), base real estate taxes and \$119,060.00 to amortize a tenant improvement allowance of \$595,300.00 (\$20.00/BOASF) at zero percent (0%) annual interest over the five (5) year lease term. The operating cost base includes the daytime cleaning premium of \$1.00/ BOASF or \$29,765.00 per year. The percentage of Government occupancy for Real Estate Tax purposes equals 36.39% (30,315 BRSF/ 83,305 BRSF).

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: **PS BUSINESS PARKS, LP**
 By: Business Parks, INC. General Partners

BY: Keith Summers Regional Manager/ AVP
 Keith Summers (Official Title)

BY: [Redacted Signature]
 [Redacted Name] (Official Title)

IN THE PRESENCE OF (witnessed by :)

UNITED STATES OF AMERICA

BY: Marcia E. Parkes Contracting Officer, GSA, NCR, PBS, WPRA
 Marcia E. Parkes (Official Title)