

Supplemental Lease Agreement No. 1 to GS-02B-23752

1. Paragraph 2 of the GSA Form SF-2 of the Lease is hereby deleted in its entirety and the following paragraph is substituted:

The term of this Lease shall commence upon Substantial Completion of all alterations specified in this Lease and on Design Intent Drawings (DIDs) to be provided by the Government and shall run for a period of ten (10) years thereafter. The commencement date of the Lease shall be more particularly set forth by a supplemental lease agreement.

2. Paragraph 6 of the GSA Form SF-2 of the Lease is hereby deleted in its entirety.
3. The Lessor agrees to contribute a Tenant Improvement (TI) Allowance of \$491,521.13 towards the cost of TI. Such contribution has been included as part of the rental consideration set forth in Paragraph No. 8 of the Lease Rider. The Lessor's contribution toward the TI cost will be amortized over the 10-year firm term of the lease compounded at an interest rate of 6.5% per annum (\$5.34 per rentable square foot per annum). If the TI cost exceeds \$491,521.13 then the Government shall have the option to either (i) pay the Lessor the difference between \$491,521.13 and the total TI cost in a one-time lump sum payment upon Substantial Completion of the TI, acceptance thereof by the Government and submission of a proper invoice by the Lessor, or (ii) have the right to amortize the difference into the rent in the same manner as set forth above. In the event the TI cost is less than \$491,521.13 only the actual TI cost shall be amortized into the annual rent in the same manner as set forth above and the rental rate set forth in Paragraph 8 of the Lease Rider and restated with greater detail in Paragraph No. 2 below shall be reduced accordingly. Such additional payment or rental reduction, if applicable, will be memorialized in a Supplemental Lease Agreement.

4. The Government shall pay the Lessor annual rental as follows:

For years 1 through 10 of the lease term a total annual rental of \$25.98 per rentable square foot for a total of \$325,815.18 per annum at the rate of \$27,151.27 per month in arrears; which annual rental includes \$5.34 per rentable sq. ft. for the amortization of the Lessor's contribution to the TI cost. This annual rental shall be subject to adjustment as set forth in Paragraph 3 above. The annual rental includes the cost of twenty (20) secured, structured parking spaces located in the building's parking garage for the Government's exclusive use.

5. The following paragraphs are hereby incorporated into the Lease:

INITIALS:

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MS. & AC
LESSOR GOV'T