

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 3	DATE 01/10/2012
ADDRESS OF PREMISE 4 Center Drive North East, MD 21901-2003	TO LEASE NO. GS-03B-11320	
<p>THIS AGREEMENT, made and entered into this date by and between</p> <p style="text-align: center;">North East Commerce Center, LLC</p> <p>whose address is 250 W. Pratt Street Baltimore, MD 21201-2423</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to accept expansion space and commence rent.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>December 5, 2011</u>, as follows:</p> <p>A. Paragraph 1 of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:</p> <p>"1. Effective December 5, 2011, the Lessor hereby leases to the Government the following described premises: 151,890 ANSI/BOMA Office Area (153,508 rentable) square feet of warehouse and related space on the first floor at the building located at 4 Center Drive in North East, Maryland 21901-2003, to be used for such purpose as may be determined by the General Services Administration. No reserved parking spaces are required, but the number of parking spaces available shall meet local code."</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
<p>LESSOR: North East Commerce Center, LLC</p> <p>BY <u>[Signature]</u> (Signature) <u>Senior Director</u> (Title)</p> <p>IN THE PRESENCE OF <u>[Signature]</u> (Signature) _____ (Address)</p>		
<p>UNITED STATES OF AMERICA</p> <p>BY <u>[Signature]</u> (Signature) <u>Contracting Officer</u> (Official Title)</p>		

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SUPPLEMENTAL LEASE AGREEMENT

No. 3

TO LEASE NO.

GS-03B-11320

B. Paragraph 3 of Standard Form 2 of the lease is hereby altered by including the following:

3. "Effective December 5, 2011 and continuous until the end of this lease, the Government shall pay the lessor annual rent in accordance with the following schedule:

Years 1 through 3: (12/05/11 - 3/31/2014)

Lessor TR Gov't JH

Total Annual Rent: ~~\$1,406,688.61~~ \$1,407,120.89

Lessor TR Gov't JH

Shell Rent: \$996,266.92 per year,

\$30,154.13

Lessor TR Gov't JH

Amortized annual cost for Building Specific Security: \$29,041.88 per year,

(The BSS rate stated above is a blended rate. It reflects an interest rate of 10% for the expansion space BSS in the amount of \$34,680 amortized over a 28 month period.)

Lessor TR Gov't JH

Annual Cost of Services: \$380,699.84 per year, plus accrued escalations

Years 4 through 5: (4/1/14 - 3/31/2016)

Lessor TR Gov't JH

Total Annual Rent: \$1,438,369.96

Shell Rent: \$1,057,670.12 per year,

Annual Cost of Services: \$380,699.84 per year, plus accrued escalations.

Rent shall be paid in arrears. Rent for a lessor period shall be prorated. Rent checks shall be payable to:

North East Commerce Center, LLC
250 W. Pratt Street
Baltimore, MD 21201-2423."

C. Paragraph 10 of the Rider of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:

"10. Effective December 5, 2011, the total percentage of space occupied by the Government under the terms of the lease is equal to 44.4% percent of the total space available in the lessor's building, and will be used as the basis for computing the Government's pro-rata share of real estate taxes, as defined in the Annual Real Estate Tax Escalation Clause. The percentage of occupancy is derived by dividing the total Government space of 153,508 rentable square feet by the total building space of 345,600 rentable square feet."

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