

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 5	DATE <div style="font-size: 1.2em;">09/21/2011</div>
ADDRESS OF PREMISE 7210 Ambassador Road Baltimore, MD 21244-2709		TO LEASE NO. GS-03B-09605

THIS AGREEMENT, made and entered into this date by and between

7210 Ambassador Road LLC
c/o Corporate Office Properties Trust

whose address is 6711 Columbia Gateway Drive, Suite 300
Columbia, MD 21046-2383

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 incorporate expansion space.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon acceptance by the Government, as follows:

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:

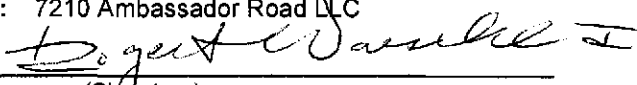
"1. Effective upon acceptance of the expansion space by the Government, the Lessor hereby leases to the Government the following described premises: 76,094 ANSI/BOMA Office Area (78,361 rentable) square feet of office and related space on the first floor and 320 reserved surface parking spaces at the building located at 7210 Ambassador Road in Baltimore, Maryland 21244-2709, to be used for such purpose as may be determined by the General Services Administration."

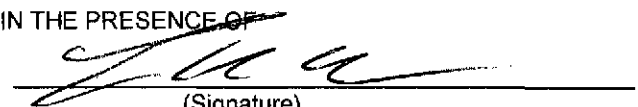
B. Paragraph 5 of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:

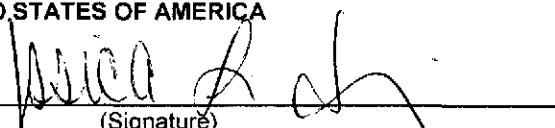
"5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals:
One (1) additional five (5) year period at the annual shell rental of \$14.00 per rentable square foot, plus the operating cost base and accrued operating cost escalations, provided notice be given in writing to the Lessor at least 180 days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing."

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: 7210 Ambassador Road LLC BY <u></u> (Signature) <i>lm</i>	<u>Roger A. Wascche, Jr.</u> President (Title)
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IN THE PRESENCE OF <u></u> (Signature)	<u>6711 Columbia Gateway Dr #300</u> <u>Columbia, MD 21046</u> (Address)
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UNITED STATES OF AMERICA BY <u></u> (Signature)	<u>Contracting Officer</u> (Official Title)
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Lessor

Government

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

3. "Effective upon acceptance of the expansion space by the Government and continuous until the end of this lease, the Government shall pay the lessor annual rent for the expansion space in accordance with the following schedule (total annual rental rates will be finalized via Supplemental Lease Agreement following the Government's acceptance of the expansion space):

Years 1 through 5:

Shell Rent: \$13.35 per ABOA,

Amortized annual cost for Tenant Improvement Allowance: \$70,682.25 per year*,

(In accordance with lease negotiations, the Tenant Improvement rate stated above reflects an interest rate of 8% over a 112 month period (based on an estimated occupancy date of 12/1/2011 which is subject to change, which exceeds the firm term of the lease. Should the Government exercise its termination rights, the Government shall have no obligation to pay the Lessor any remaining balance for the Tenant Improvement rent beyond the firm term of the lease. If the Government elects to terminate only a portion of the leased premises at the end of the five (5) year firm term, then the unamortized portion of the outstanding TIA as of the effective date of such termination shall be reduced on a pro rata basis based on the amount of space retained by the Government.)

(Interest rate at which Tenant Alterations are amortized: 8%)

Annual Cost of Services: \$6.90 per ABOA, plus accrued escalations per Paragraph 4.3, "Operating Costs."

Years 6 through 10:

Shell Rent: \$14.11 per ABOA,

Amortized annual cost for Tenant Improvement Allowance: \$70,682.25 per year,

(Interest rate at which Tenant Alterations are amortized: 8%)

Annual Cost of Services: \$6.90 per ABOA, plus accrued escalations per Paragraph 4.3, "Operating Costs."

* The Tenant Improvements for the expansion space will be negotiated and the Government will issue a formal Notice to Proceed for construction. All of the TI terms, conditions, and fees from the initial space build out will apply to the expansion space. The rent shall be adjusted downward if the Government does not utilize the entire Tenant Improvement Allowance of \$485,478.00 or \$42.00 per ANSI/BOMA Office Area Square Foot, which is included in the rent, using the 8% amortization rate. The Government, at its election, may pay lump sum for Tenant Improvements. If this occurs, the rent shall be reduced proportionately using the 8% amortization rate.

If the Government spends more than the allowance identified above, the Government reserves the right to 1) reduce the Tenant Improvement requirements, 2) pay lump sum for the overage upon completion and acceptance of the improvements, or 3) increase the rent according to the negotiated amortization rate over the firm term of the lease.

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

7210 Ambassador Road LLC
c/o Corporate Office Properties Trust
6711 Columbia Gateway Drive, Suite 300
Columbia, MD 21046-2383."

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D. 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 upon acceptance of the expansion space by the Government, the total percentage of space occupied by the Government under the terms of the lease is equal to 93.9% 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 78,361 rentable square feet by the total building space of 83,435 rentable square feet."

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