

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL LEASE No. 4	DATE November 3, 2011
TO LEASE NO GS-03B-09607		
ADDRESS OF PREMISE 6175 Guardian Gateway Aberdeen Proving Ground, Maryland 21005-1300		
THIS AGREEMENT, made and entered into this date by and between <div style="text-align: center;"> GATE APG, LLC c/o St. John Properties, Inc. whose address is 2560 Lord Baltimore Drive Baltimore, Maryland 21244-2677 </div> hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: WHEREAS, the parties hereto desire to establish the effective date, square footage, lease term, modify the broker's commission credit, and rental rate. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>September 27, 2011</u> 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. The Lessor hereby leases to the Government the following described premises: 11,214 ANSI/BOMA Office Area (12,074 rentable) square feet of office and related space at 6175 Guardian Gateway, Aberdeen Proving Ground, Maryland 21244-2677, together with zero (0) reserved parking to be used for such purposes as may be determined by the General Services Administration." B. Paragraph 2 of the Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof: "2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning September 27, 2011 and continuing through September 26, 2021, subject to termination and renewal rights as may be hereinafter set forth." Continued on next page		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
LESSOR: GATE APG, LLC BY <u>[Signature]</u> (Signature) <u>Senior Vice President</u> (Title)		
IN THE PRESENCE OF <u>[Signature]</u> (Signature) <u>2560 Lord Baltimore Drive, Baltimore, MD</u> (Address)		
UNITED STATES OF AMERICA BY <u>[Signature]</u> (Signature) <u>Contracting Officer</u> (Official Title)		

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C. Paragraph 6, Section (B) of the Standard Form 2 of the lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

"6. The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment of \$29,000.89 (which includes \$16,028.24 shell) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment of \$29,000.89 (which includes \$16,028.24 shell) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment shall commence in full."

D. Paragraph 3 of the Standard Form 2 is hereby amended by deleting the existing text and by inserting in lieu thereof the following:

"3. The Government shall pay the Lessor annual rent as follows:

Years 1 through 5:

Total Annual Rent: \$348,010.86 payable in arrears, consisting of:

Shell Rent: \$192,338.82 per year,

Amortized annual cost for Building-Specific Security
\$27,186.50,

Amortized annual cost for Tenant Improvement Allowance: \$64,030.18

Interest rate at which Tenant Alterations and Building-Specific Security are amortized: seven percent (7%),

Annual Cost of Services: \$84,475.16, plus accrued escalations.

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Years 6 through 10:

Total Annual Rent: \$318,995.08 plus accrued escalations, payable in arrears, consisting of:

Shell Rent: \$227,353.42 per year,

Amortized annual cost for Building-Specific Security
\$27,166.50,

Interest rate at which Building-Specific Security is amortized: seven percent (7%),

Annual Cost of Services: \$64,475.16, plus accrued escalations.

Rent for a lesser period shall be prorated. Rent shall be payable to:

GATE APG, LLC
C/O St. John Properties, Inc.
2560 Lord Baltimore Drive
Baltimore, Maryland 21244-2677"

The total Tenant Improvement Allowance represents the following: Tenant Improvement of \$269,471.00, to be amortized in the rent at an interest rate of 7% over five (5) years."

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

Initials: RW
Lessor

& JK
Gov't