

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES**

SUPPLEMENTAL LEASE AGREEMENT

**SUPPLEMENTAL
AGREEMENT
No. 4**

DATE

04/11/11

ADDRESS OF PREMISE

Middle River Depot
2800 Eastern Boulevard
Middle River, MD 21220-2824

TO LEASE NO.

GS-03B-06366

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

Middle River Station Development, LLC

whose address is c/o Maryland Financial Investors, Inc.
2800 Quarry Drive, Suite 340
Baltimore, MD 21209-3764

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease by incorporating and exercising one (1), five (5) year renewal option.

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

A. "This SLA is being executed to incorporate and exercise one (1) five (5) year renewal beginning on October 1, 2011 through September 30, 2016."

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

"TO HAVE AND TO HOLD the said premises with their appurtenances for the term commencing January 23, 2007 and continuing through September 30, 2016, subject to termination and renewal rights as may be hereinafter set forth. The Government may terminate this lease in whole or in part effective anytime after September 30, 2013 by giving 90 days written notice to the lessor. No rental shall accrue after the effective date of termination. 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: Middle River Station Development, LLC

BY _____
(Signature) SALOMON SMIKE

MANAGING MEMBER
(Title)

IN THE PRESENCE OF

(Signature) MICHAEL WAHBA

UNITED STATES OF AMERICA

BY _____
(Signature)

Contracting Officer
(Official Title)

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

"The Government shall pay the Lessor annual rent of \$2,375,820.42 or \$5.02 per rentable square foot, comprised of the following:

Shell Rent of \$3.87 per rentable square foot and Operating Cost of \$1.15 per rentable square foot. No future adjustments will be made to the operating cost rental rate.

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

Middle River Station Development, LLC
C/o Maryland Financial Investors, Inc.
2800 Quarry Lake Drive, Suite 340
Baltimore, Maryland 21209-3764

Any expansion square footage that the Government requests shall be charged at the same rate."

- D. Paragraph 5 of the lease, "Operating Costs", is hereby deleted in its entirety.

Initials:

Lessor

JH
Government

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