



**SUPPLEMENTAL LEASE AGREEMENT**  
**No. 2**

**TO LEASE NO.**  
**GS-03B-11320**

C. 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 in accordance with the following schedule:

**Years 1 through 3:**

**Total Annual Rent: \$1,406,608.61**

**Shell Rent: \$996,266.92 per year,**

**Amortized annual cost for Building Specific Security: \$29,641.88 per year\*,**

(The BSS rate stated above is a blended rate. It reflects an interest rate of 10% with the BSS for the expansion space of \$34,680 amortized over a 29 month period. This is based on an estimated occupancy date of 11/15/2011, which is subject to change.)

**Annual Cost of Services: \$380,699.64 per year, plus accrued escalations**

**Years 4 through 5:**

**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."

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 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."

E. A floor plan for the expansion space is attached and hereby incorporated by reference.

Initials:

WA  
Lessor

JH  
Government

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