



**SUPPLEMENTAL LEASE AGREEMENT**

No. 5

TO LEASE NO.

**GS-03B-11305**

C. Paragraph 13 of the Rider to Lease is hereby deleted in its entirety and the following text is inserted in lieu thereof :  
3. "Effective August 25, 2011 the Government shall pay the lessor annual rent in accordance with the following schedule:

In accordance with the lease negotiations, the lessor has offered free rent to the Government for the first five months of the lease. Therefore, the first five months of this lease shall be provided at no cost to the Government.

**Year 1:**

**Total annual rent** is \$220,433.94 per year or \$18,369.50 (rounded) per month:

**Annual Shell Rent** \$98,448.16 per year,

**Amortized annual cost for Building-Specific Security:** \$2,937.74 per year,

**Amortized annual cost for Tenant Improvements Allowance\*:** \$71,451.04 per year,  
(Interest rate at which Tenant Alterations and Building-Specific Security area amortized: 6.50%)

**Annual Cost of Services:** \$47,597.00 per year, plus accrued escalations per Paragraph 4.3, "Operating Costs".

**Parking:** Forty (40) reserved surface parking spaces will be provided at no additional cost.

**Years 2 through 5:**

**Total annual rent** is \$228,352.90 per year or \$19,029.41 (rounded) per month:

**Annual Shell Rent** \$103,786.28 per year,

**Amortized annual cost for Building-Specific Security:** \$2,937.74 per year,

**Amortized annual cost for Tenant Improvements Allowance\*:** \$71,451.04 per year,  
(Interest rate at which Tenant Alterations and Building-Specific Security area amortized: 6.50%)

**Annual Cost of Services:** \$50,177.84 per year, plus accrued escalations per Paragraph 4.3, "Operating Costs".

**Parking:** Forty (40) reserved surface parking spaces will be provided at no additional cost.

**Years 6 through 10:**

**Total annual rent** is \$153,964.12 per year or \$12,830.34 (rounded) per month:

**Annual Shell Rent** \$103,786.28 per year,

**Annual Cost of Services:** \$50,177.84 per year, plus accrued escalations per Paragraph 4.3, "Operating Costs".

**Parking:** Forty (40) reserved surface parking spaces will be provided at no additional cost."

Initials: ML  
Lessor

JH  
Government

page 2 of 3

GSA FORM 276

**SUPPLEMENTAL LEASE AGREEMENT**

No. 5

TO LEASE NO.

**GS-03B-11305**

D. Paragraph 6, Section (B) of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof :

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:

Sixth Month's Shell Rental Payment \$18,369.50 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Sixth Month's Rent\*


Seventh Month's Shell Rental Payment \$18,369.50 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Seventh Month's Rent\*

Eighth Month's Shell Rental Payment (\$18,369.50) shall commence in full."

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

Initials:

  
Lessor

  
Government

page 3 of 3

GSA FORM 276