



SUPPLEMENTAL LEASE AGREEMENT

No. 1

TO LEASE NO.

GS-03B- 09607

C. Paragraph 6, Section (B) of the lease is hereby amended by deleting the existing text and inserting in lieu there of 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 \$32,355.68 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.\*

Second Month's Rental Payment of \$32,355.68 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.\*

Third Month's Rental Payment shall commence in full.

\*subject to adjustment upon determination of actual TI expenditure"

D. Paragraph 14 of the Rider to Lease is hereby amended by deleting the existing text and inserting in lieu there of the following:

**\*14. Years 1 through 5:**

**Total Annual Rent:** \$388,268.21 per year or \$32,355.68 per month.

**Shell Rent:** \$192,338.82 per year or \$15.93 per Rentable Square Foot (RSF)

**Amortized annual cost for Building-Specific Security**  
\$27,166.50 per year or \$2.25 per Rentable Square Foot (RSF)

**Amortized annual cost for Tenant Improvement Allowance\*:** \$104,287.73 per year or \$8.64 per Rentable Square Foot (RSF)

**Annual Cost of Services:** \$64,475.16 per year or \$5.34 per Rentable Square Feet (RSF), plus accrued escalations per Paragraph 4.3, "Operating Costs"

**Years 6 through 10:**

**Total Annual Rent:** \$318,995.08 per year or \$26,582.92 per month.

**Shell Rent:** \$227,353.42 per year or \$18.83 per Rentable Square Foot (RSF)

**Amortized annual cost for Building-Specific Security**  
\$27,166.50 per year or \$2.25 per Rentable Square Foot (RSF)

**Annual Cost of Services:** \$64,475.16 per year or \$5.34 per Rentable Square Feet (RSF), plus accrued escalations per Paragraph 4.3, "Operating Costs"

Initials:

MW  
Lessor

EM  
Government

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