

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE <div style="font-size: 1.5em; font-family: cursive;">03/03/11</div>
ADDRESS OF PREMISE 7210 Ambassador Road Baltimore, MD 21244-2709		TO LEASE NO. GS-03B-09605

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

7210 Ambassador Road LLC
c/o Corporate Office Properties Trust

whose address is 6711 Columbia Gateway Drive, Suite 300
Columbia, MD 21046-2383

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

WHEREAS, the parties hereto desire to amend the above Lease to increase the amortized annual cost for Building Specific Security.

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

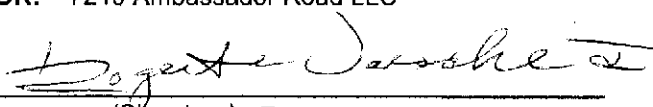
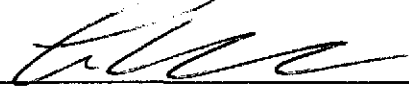
This Supplemental Lease Agreement (SLA) formally and officially issues Notice to Proceed in the amount of \$31,830.90 for Building Specific Security.

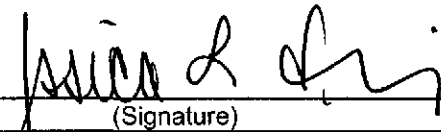
A. Paragraph 13 of Rider to Lease is hereby deleted in its entirety and the following text is inserted in lieu thereof :

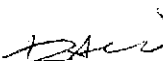
"13. Lessor shall complete the building shell as defined in the lease and complete all alterations, improvements, and repairs required by this lease, and deliver the leased premises ready for occupancy by the Government within 60 calendar days from the date of notice to proceed with the construction of the tenant improvements. When Lessor has completed all such alterations, improvements, and repairs, Lessor shall promptly notify the Contracting Officer, who shall promptly cause the same to be inspected.

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: 7210 Ambassador Road LLC	
BY <u></u> (Signature) Roger A. Wasccho, Jr. President	<u>President</u> (Title)
IN THE PRESENCE OF <div style="display: flex; justify-content: space-between; align-items: flex-end; margin-top: 20px;"> <div style="width: 45%;"> <u></u> (Signature) </div> <div style="width: 50%;"> <u>6711 Columbia Gateway Dr. Suite 300 Columbia, MD 21046</u> (Address) </div> </div>	

UNITED STATES OF AMERICA	
BY <u></u> (Signature)	<u>Contracting Officer</u> (Official Title)

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Upon the date of completion of such alterations, improvements, and repairs and inspection and acceptance by the Government, the term of this lease shall commence and shall continue for ten (10) consecutive calendar years. The commencement date shall be more particularly set forth by a Supplemental Lease Agreement.

Upon acceptance of the leased premises by the Government, the same shall be measured and rental shall be paid, in accordance with Paragraph 4.1 of the lease, "Measurement of Space" and Paragraph 27 General Clauses, GSA Form 3517, "Payment" at the rate of:

Years 1 through 5:

Shell Rent: \$797,005.60 per year or \$12.34997443 per ANSI/BOMA Office Area Square Foot (ABOA),

Amortized annual cost for Tenant Improvement Allowance*: \$394,625.77
per year

In accordance with lease negotiations, the Tenant Improvement rate stated above reflects an interest rate of 8% over a 120 month period, which exceeds the firm term of the lease. Should the Government exercise its termination rights, the Government shall have no obligation to pay the Lessor any remaining balance for the Tenant Improvement rent beyond the firm term of the lease. If the Government elects to terminate only a portion of the leased premises at the end of the five (5) year firm term, then the unamortized portion of the outstanding TIA as of the effective date of such termination shall be reduced on a pro rata basis based on the amount of space retained by the Government.

Interest rate at which Tenant Alterations are amortized: 8%

Amortized annual cost for Building Specific Security: \$4,634.36 per year

Interest rate at which Building Specific Security is amortized: 8%

Annual Cost of Services: \$437,547.00 per year or \$6.779995351 per ANSI/BOMA Office Area Square Foot (ABOA), plus accrued escalations per Paragraph 4.3, "Operating Costs"

Years 6 through 10:

Shell Rent: \$846,184.52 per year or \$13.11202479 per ANSI/BOMA Office Area Square Foot (ABOA),

Amortized annual cost for Tenant Improvement Allowance*: \$394,625.77
per year

Interest rate at which Tenant Alterations are amortized: 8%

Amortized annual cost for Building Specific Security: \$4,634.36 per year

Interest rate at which Building Specific Security is amortized: 8%

Annual Cost of Services: \$437,547.00 per year or \$6.779995351 per ANSI/BOMA Office Area Square Foot (ABOA), plus accrued escalations per Paragraph 4.3, "Operating Costs"

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*The rent shall be adjusted downward if the Government does not utilize the entire Tenant Improvement Allowance of \$2,710,471.00 or \$42.00 per ANSI/BOMA Office Area Square Foot, which is included in the rent, using the 8% amortization rate over the full lease term of 10 years. The Government, at its election, may pay lump sum for Tenant Improvements. If this occurs, the rent shall be reduced proportionately using the 8% amortization rate.

If the Government spends more than the allowance identified above, the Government reserves the right to 1) reduce the Tenant Improvement requirements, 2) pay lump sum for the overage upon completion and acceptance of the improvements, or 3) increase the rent according to the negotiated amortization rate over the firm term of the lease.

In accordance with the lease negotiations, the lessor has offered free rent to the Government for the first 6 months of the lease. Therefore, the first 6 months of the lease shall be provided at no cost to the Government.

All rights, responsibilities, and obligations that bind the Lessor and Government under this lease agreement, including the General Clauses, and any other attachments hereto, shall pertain to the entire space under lease, including the free space."

Initials:

LSA
Lessor

JH
Government

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