

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 5	DATE 04/09/10
ADDRESS OF PREMISE Peter Jefferson Place I 675 Peter Jefferson Parkway Charlottesville, VA 22911-8618	TO LEASE NO. GS-03B-09326	

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

PJP Building One LC
c/o Brandywine Realty Trust

whose address is 300 Arboretum Place, Suite 330
Richmond, VA 23236-3475

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 **commence rent**.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **January 28, 2010**, as follows:

A. Paragraph 1 of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:

"1. Effective as of January 28, 2010, the Lessor hereby leases to the Government the following described premises: 3,320 ANSI/BOMA Office Area square feet (previously usable) of office and related space on the second floor of Peter Jefferson Place I, located at 675 Peter Jefferson Parkway in Charlottesville, Virginia 22911-8618, to be used for such purpose as may be determined by the General Service Administration."

B. Paragraph 2 of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on January 28, 2010 through January 27, ~~2040~~, subject to termination and renewal rights as may be hereinafter set forth."

2020 ~~10~~ JH

C. Paragraph 3 of Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:

3. "Effective January 28, 2010 the Government shall pay the lessor annual rent in accordance with the following schedule:

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: PJP Building One LC
BY William Lamb - Development Co. LLC, Manager

BY *[Signature]* (Signature) ASSISTANT MANAGER (Title)

IN THE PRESENCE OF

[Signature] (Signature) [Redacted] (Address)

UNITED STATES OF AMERICA

BY *[Signature]* (Signature) Contracting Officer (Official Title)

Initials: AD
Lessor

JH
Government

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SUPPLEMENTAL LEASE AGREEMENT

No. 5

TO LEASE NO.

GS-03B- 09326

Years 1 through 5:

Annual Shell Rent: \$72,624.00 (\$21.8746988 per ANSI/BOMA Office Area Square Foot (ABOA),

Amortized annual cost for Tenant Improvements: \$34,310.95 (\$10.33462349 per ABOA) These figures represent the total Tenant Improvement allowance of \$137,739.53 amortized at 9% for 5 years,

Annual Cost of Services: \$20,603.00 (\$6.205722892 per ABOA) plus accrued escalations per Paragraph 3.5, Operating Costs.

Years 6 through 10:

Annual Shell Rent: \$92,975.00 (\$28.00451807 per ABOA),

Amortized annual cost for Tenant Improvements: \$0.00 per ABOA,

Annual Cost of Services: \$20,603.00 (\$6.205722892 per ABOA), plus accrued escalations per Paragraph 3.5, Operating Costs.

Rent shall be paid in arrears. Rent for a lessor period shall be prorated. Rent checks shall be payable to:

PJP Building One LC

PO Box 53133

Philadelphia, PA 19178-3133."

D Paragraph 4 of Standard form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:

"The Government may terminate this lease in whole or in part, at any time effective after the fifth (5th) full year of occupancy by giving at least 120 days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing." ~~AB~~ JH

Initials:

AA

Lessor

JH

Government

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