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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT No. 1 Page 1 of 2 | DATE 2/21/06 |
| ADDRESS OF PREMISE Wedgewood Building South Building # 3 4420 Buckeystown Pike Frederick, MD 21704 | TO LEASE NO. GS-03B-006310 ACT Number | |

THIS AGREEMENT, made and entered into this date by and between
85 South, LLC

whose address is 4600 Wedgewood Boulevard, Suite A
Frederick, MD 21703

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 accept the shell space, establish the lease term, and to establish the rental rate.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective February 1, 2006, as follows:

IN WITNESS WHEREOF, the parties subscribed their names as of the above date. To incorporate additional requirements.

A. Beginning February 1, 2006, the Government shall occupy 227,548 ANSI/BOMA Office Area Square Foot (BOAF) (229,459 BOMA rentable square feet) under this lease. For rental purposes, the Government will commence rental payments, operating and shell rental components, on the accepted space to be occupied, which is 227,548 BOAF. Toward that end, all annual rental amounts have been adjusted accordingly.

B. Paragraph 2 of the Lease is hereby deleted in its entirety and replaced with the following:

“ 2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on February 1, 2006 through January 31, 2016, subject to termination and renewal rights as may be hereinafter set forth.”

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

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR:

BY
(Signature)
Name

(Address)

Authorized Person
(Title)

1600 Wedgewood Blvd Ste A
(Address)
Frederick MD 21703

UNITED STATES OF AMERICA General Services Administration, PBS, Allegheny Service Center

BY
(Signature)

Contracting Officer
(Official Title)

SUPPLEMENTAL LEASE AGREEMENT

No. 1

Page 2 of 2

TO LEASE NO.

GS-03B-06310

C. Paragraph 3 of the Lease is hereby deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor annual rent of \$2,231,570.00 at the rate of \$185,964.17 per month in arrears for years 1 through 5. This rental rate will be adjusted when the tenant improvements have been completed and accepted. See paragraph 6 D below for further clarification. Rent for a lesser period shall be prorated. Payment shall be made electronically and shall be made payable to: 85 South LLC, c/o Matan Property Management, 4600 Wedgewood Boulevard, Suite A, Frederick, MD 21703."

D. Paragraph 6 D is hereby added.

"6. D. Rental shall be paid for the 227,548 BOAF that the Government will occupy in accordance with clauses 22 and 23 of the General Clauses, GSA Form 3517 entitled "Prompt Payment" and "Electronic Funds Transfer Payment", at an annual amount of \$2,231,570.00 at the approximate rate of \$9.8070297 per ANSI/BOMA Office Area Square Foot (BOAF) per year (or approximately \$9.9.7253540 per BOMA Rentable square foot per year) for the first five (5) years.

The rent breakdown for years 1 – 5 is as follows:

| | | |
|-------------------------------------|--------------------------|---|
| Base Building Shell: | \$ 9.1663385/BOAF | |
| Operating Expense Base: | \$ 0.6406912/BOAF | (subject to revision annually based on CPI adjustments) |
| Gross Annual Rental Rate: | \$9.8070297/BOAF | |
| Annual rent shall be \$2,231,570.00 | | (\$185,964.17 per month). |

It is anticipated that the tenant improvements will be completed within the first year. Therefore the rental rate will be revised in a later Supplemental Lease Agreement (SLA) for the remainder of the first year of occupancy and subsequent years of the lease term."

Initials:

HL
Lessor

&

AKG
Gov't