

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 6 TO LEASE NO. GS-03B-09385 DATE 3-4-11 PAGE 1 of 2

ADDRESS OF PREMISES 2107 Laurel Bush Road, Bel Air, Maryland 21015-6181

THIS AGREEMENT made and entered into this date by and between EMMORTON ROAD ASSOCIATES, LLC

whose address is 5621 OLD FREDERICK ROAD STE 2, CATONSVILLE, MD 21228-1554

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 record the Lessor name and address with CCR registration, to establish the effective date of the lease, termination rights and to list the Broker Commission and Commission Cross Payments. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective February 15, 2011, as follows:

Paragraph 1 of Standard Form 2 of the lease is deleted in its entirety by deleting the existing text and inserting in lieu thereof the following:

"1. The Lessor hereby leases to the Government the following described premises: A total of 4,172 rentable square feet (RSF) of office and related space, which yields 3,439 AIA/SIBOMA Office Area square feet (OSF) of space at 2107 Laurel Bush Road, Bel Air, Maryland 21015-6181 to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are 4 reserved, secure, surface parking spaces for exclusive use of Government employees and patrons."

Paragraph 2 of Standard Form 2 of the lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on February 15, 2011 and continuing through February 14, 2026, subject to termination and renewal rights as may be hereinafter set forth."

Paragraph 14 of the Rider to Lease is deleted in its entirety by deleting the existing text and inserting in lieu thereof the following:

"14. Effective February 15, 2011 continuing through February 14, 2021, the Government shall pay the Lessor annual rent of \$105,011.03 plus all accrued escalations per Paragraph 3.4 Operating Costs.

- Shell rent: \$20.16 per ABOA SF (\$89,330.24 annually),
- Operating base cost: \$4.98 per ABOA SF (\$17,126.22 annually)
- Amortized Tenant Improvements: \$5.39 per ABOA (\$18,554.57 annually)

Effective February 15, 2021 continuing through February 14, 2026, the Government shall pay the Lessor annual rent of \$86,456.46 plus all accrued escalations per Paragraph 3.4 Operating Costs.

- Shell rent: \$20.16 per ABOA SF (\$89,330.24 annually)
- Operating base cost: \$4.98 per ABOA SF (\$17,126.22 annually)

Rent for a lesser period shall be prorated.

Continued on Page 2

This Supplemental Lease Agreement contains 2 pages.
If other terms and conditions of the Lease shall remain in force and effect.

WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: EMMORTON ROAD ASSOCIATES, LLC	
SIGNATURE 	NAME OF SIGNER <i>Richard J. Newson</i>
ADDRESS <i>5621 Old Frederick Road, Catonsville, MD 21228</i>	
IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER <i>Kathy Drexel</i>
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER Maria Szkotak
	OFFICIAL TITLE OF SIGNER Contracting Officer

GSA FORM 276 (REV. 8/2006)

WITNESSES:
 &
 Lessor Government

GSA FORM 276

D. Paragraph 4 of Standard Form 2 of the lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following

"4. The Government may terminate this lease, in whole or in part, at any time on or after February 15, 2021, by giving the Lessor at least sixty (60) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing."

E. Paragraph 7 of Supplemental Lease Agreement (SLA) No. 1 is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

"7. In accordance with SFO Paragraph 1.12 entitled, 'BROKER COMMISSION AND COMMISSION CREDIT (NOV 2006)', the projected Gross Commission is [REDACTED]. This amount is based on three percent [REDACTED] of the Aggregate Lease Value during the firm term of the Lease. For the benefit of the Government, the Broker has agreed to forego [REDACTED] of any commission that it is entitled to receive in connection with this lease transaction. The Broker shall be [REDACTED] (Broker's Net Commission). [REDACTED] (Commission Credit) which shall not be paid to the broker, but shall be applied in equal monthly payments against the shell rental payments due and owing under the Lease, over the minimum number of months, not to exceed twelve (12) months and that will not exceed the monthly shell rental, until the Commission Credit has been fully captured. Scheduled for adjusted rent is as follows:

First Month's Rental Payment of \$8,750.92 (which includes monthly shell rent of \$5,777.52) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment of \$8,750.92 (which includes monthly shell rent of \$5,777.52) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Regular monthly rental payments of \$8,750.92 will ensue with the Third Month's Rental Payment.

The Lessor shall pay the Broker no additional commission associated with this Lease transaction. The Lessor agrees to pay the Gross Commission less the Commission Credit to the Broker in accordance with the 'Broker Commission and Commission Credit (NOV 2006)' paragraph in the SFO attached to and forming a part of the Lease. The [REDACTED] balance which equates to [REDACTED] is to be paid to the Broker as follows: [REDACTED] has been paid previously with the remaining balance of [REDACTED] due and payable upon occupancy."

F. Paragraph 10 of the Rider to Lease is deleted in its entirety by deleting the existing text and inserting in lieu thereof the following.

"10. The total percentage of space occupied by the Government under the terms of the lease is equal to 13.907% percent of the total space available in the Lessor's building, and will be used as the basis for computing the Government's pro-rata share of real estate taxes, as defined in the Annual Real Estate Tax Escalation Clause. The percentage of occupancy is derived by dividing the total Government space of 4,172 rentable square feet by the total building space of 30,000 rentable square feet."

G. Paragraph 11 of the Rider to Lease is deleted in its entirety by deleting the existing text and inserting in lieu thereof the following.

"11. Common Area Factor
The Common Area Factor of this building for this Government lease that is applied to the ANSI/BOMA Office Area square feet (ABOA) to determine the rentable square feet is 1.21314336 (4,172 RSF / 3,439 ABOA)."

Initials: MLA & MLB
Lessor Government