

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT <b>No. 22</b>	DATE 01/21/2014
	TO LEASE NO. <b>GS - 03B - 09482</b>	

ADDRESS OF PREMISE Metro West Facility 6100 Wabash Avenue Baltimore, Maryland 21215-3757	<b>PDN NO: N/A</b>
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THIS AGREEMENT, made and entered into this date by and between

JBG/Baltimore SSA, L.L.C.

whose address is 4445 Willard Avenue, Suite 400  
Chevy Chase, Maryland, 20815-4641

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 **establish the lease commencement date and commence rent.**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **January 22, 2014**, as follows:

A. 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 22, 2014 through January 21, 2034, subject to termination and renewal rights as may be hereinafter set forth."

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

**LESSOR:**

JBG/Baltimore SSA, L.L.C. a Delaware limited liability company  
 By: JBG [Redacted] its managing member

BY \_\_\_\_\_

Authorized Signatory  
 (Title)

\_\_\_\_\_

4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815  
 (Address)

**UNITED STATES OF AMERICA GSA, Public Building Services**

BY \_\_\_\_\_

Contracting Officer  
 (Official Title)

SUPPLEMENTAL LEASE AGREEMENT  
No. 22

TO LEASE NO.  
**GS-03B-09482**

B. 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 22, 2014 through January 21, 2034, the Government shall pay the Lessor annual rent of \$20,890,540.00, at the rate of \$1,740,878.33 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to :

JBG/Baltimore SSA, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815-4641

The total annual rent of \$20,890,540.00 (\$38.83 per Rentable Square Foot) breaks down as follows:

**Shell Rent:** \$13,358,540.00(\$24.83 per Rentable Square Foot),

**Amortized annual cost for Tenant Improvement Allowance:** \$1,237,400.00 (\$2.30 per Rentable Square Foot),

**(Interest rate** at which Tenant Improvements are amortized: 5.16%)

**Annual Cost of Services:** \$4,842,000.00 (\$9.00 per Rentable Square Foot, plus accrued escalations per Paragraph 4.3 of the SFO, "Operating Costs",

**Annual cost for Parking:** \$1,452,600.00 (\$2.70 per Rentable Square Foot)."

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

Initials:



Lessor



Government