

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL LEASE AGREEMENT (SLA) No. 3	DATE <i>7/9/12</i>
	TO LEASE NO. GS-03B-11314	
ADDRESS OF PREMISE Box Hill Corporate Center 3435 Box Hill Corporate Center Drive Abingdon, Maryland 21009-1201		

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

Box Hill Corporate Center 10, LLC

Whose address is: 2700 Philadelphia Rd
Edgewood, Maryland 21040-1120

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 lease commencement date, annual rent, and brokers commission.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 6/19/2012 as follows:

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

"2. TO HAVE AND HOLD the said premises with their appurtenances for the term beginning on June 19, 2012 through June 18, 2022, subject to termination and renewal rights as may be hereinafter set forth."

The tenant improvements have been substantially completed and the Government accepts the leased space on June 19, 2012 contingent upon the completion of the punch list items noted on the GSA Form 1204, dated 6/19/2012, which is hereby incorporated into this lease by reference.

This Supplemental Lease Agreement contains three (3) pages.

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

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

[Redacted Signature] LLC	
NAME AND TITLE OF SIGNER <i>Robert C. Ward, Managing Member</i>	

ADDRESS
c/o Ward Properties, 2700 Philadelphia Rd. Edgewood, MD 21040

IN PRESENCE OF

NAME OF SIGNER <i>James M. Martin</i>
--

UNITED STATES OF AMERICA

NAME OF SIGNER OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER
--

E. Paragraph 6B of the Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

"10. The Lessor and Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this Lease ("Commission"). The total amount of the Commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forgo [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of the Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First month's rental payment of \$20,802.46 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted first month's rent.

Second month's rental payment of \$20,802.46 minus the prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted second month's rent.

Third Month's Rental Payment shall commence in full."

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

- The balance of this page is intentionally blank -

INITIALS: RW & CR
LESSOR GOVT