

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No.1 Page 1 of 2	DATE DEC 08 2011
ADDRESS OF PREMISE 3701 Koppers Street Baltimore, MD 21227-1024	TO LEASE NO. GS-03B-12001	
THIS AGREEMENT, made and entered into this date by and between owner, <u>BPG Office VI Koppers LP</u>		
whose address is c/o The Buccini/Pollin Group, Inc 322 A Street - Suite 300 Wilmington, DE 19801-5354		
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 remove the LEED SILVER requirement.		
NOW THEREFORE , these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>November 30, 2011</u> as follows:		
A. Paragraph 1.2 (I) of the lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:		
“1.2 (I). The tenant space must meet the requirements of LEED®-CI (Leadership in Energy and Environmental Design for Commercial Interiors) <u>Certified</u> level at a minimum. The successful Lessor, at the Lessor’s expense, shall obtain certification from the U.S. Green Building Council (USGBC) within 9 months of project occupancy. For requirements to achieve certification, Lessor must refer to latest version at the time of submittal of the LEED®-CI Reference Guide at http://www.usgbc.org/LEED/CI . At completion of LEED® documentation and receipt of final certification, the Offeror must provide the Government two electronic copies on compact disks of all documentation submitted to USGBC. Acceptable file format is Adobe PDF copied to disk from the LEED®-Online workspace and templates. In addition, the Offeror will provide the Government viewing access to the LEED®-Online workspace during design and through the term of the lease.		
B. Paragraph 3.2 (C) of the lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following		
3.2 (C). The project tenant improvements shall incorporate any necessary design parameters for the space to meet the requirements of LEED®-CI (Leadership in Energy and Environmental Design for Commercial Interiors) <u>Certified</u> Level into the Working Construction Drawings. In accordance with the “Unique Requirements” paragraph in the SUMMARY section of this SFO, the Lessor must coordinate the requirements to meet LEED®-CI <u>Certified</u> level for the tenant improvements with the building shell requirements.		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
LESSOR:	[Redacted] Koppers LP	<i>Christopher F. Buccini</i>
BY	[Redacted]	<i>Authorized Member</i>
		(Title)
IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____, 2011.	[Redacted]	322 A Street Suite 300
		Wilmington DE 19801
		(Address)
UNITED STATES OF AMERICA	Department of the Interior, Bureau of Land Management	
BY	[Redacted]	Contracting Officer
		(Official Title)

SUPPLEMENTAL LEASE AGREEMENT

No. 1

Page 2 of 2

**TO LEASE NO.
GS-03B-12001**

- C. Paragraph 3.4 (A) 7 of the lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:
- 3.4 (A) 7. A LEED®-CI scorecard documenting the proposed credits to meet Certified level. Along with the proposed scorecard, the Offeror shall submit a brief statement outlining how each of the Credits proposed on the scorecard will be achieved.
- D. Paragraph 3.4 (A) 7 (a) of this lease is hereby deleted in its entirety.
- E. Paragraph 2.6 of the Computer and Telephone Room Standards of Section 11.1, is hereby deleted in its entirety.”

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

Initials:

CFB
Lessor

&

JSJ
Gov't