

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03B-12057
ADDRESS OF PREMISES Curtis Business Center 711 E. Ordnance Road, Suite 705-713 Baltimore, Maryland 21226-1770	PDN Number: N/A

THIS AMENDMENT is made and entered into between **Merritt-094, LLC**

whose address is: 2066 Lord Baltimore Drive
Baltimore, Maryland 21244-2501

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 intercoms and peephole installation from the building specific security, to clarify the emergency power to critical systems, and reduce the rent accordingly.**

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective September 5, 2012 as follows:

- A. Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the Lease to "GSA Form 276" or Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".
- B. The A/C for the server room is part of critical systems and included in the building specific security component of the rent.
- C. Lease Paragraph 1.03, Rent and other considerations subparagraph A, is hereby deleted and replaced with the following:
"A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: _____
Name: _____
Title: _____
Entity Name: Merritt - 094, LLC
Date: 1/3/13

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service, Real Estate Acquisition Division
Date: 1/3/13

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: Leasing Admin.
Date: 1/3/13

