

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-03P-LMD12132
ADDRESS OF PREMISES The Smallwood Building 2670 Crain Highway Waldorf, Maryland 20601-2817	PDN Number: INSERT PDN NUMBER OR "N/A" N/A

THIS AMENDMENT is made and entered into between

The Smallwood Family LTD Partnership
 whose address is: 2670 Crain Highway, Suite 302
 Waldorf, Maryland 20601-2817

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 commence rent.

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 February 25, 2015 as follows:

A. Paragraph 1.01 of the lease entitled 'The Premises' is hereby deleted in its entirety and the following text is inserted in lieu thereof:



"1. The Lessor hereby leases to the Government the following described premises: 1,271 Rentable Square Feet yielding 1,086 ANSI/BOMA Office Area square feet and related space located on the First Floor, at the Smallwood Building, at 2670 Crain Highway, Waldof, Maryland, 20601-2817, together with one (1) parking space(s) to be used for such purposes as determined by the General Services Administration."

B. Paragraph of the lease entitled "Term" (page 1 of the lease), is hereby deleted in its inserting and the following text is inserted in lieu thereof:

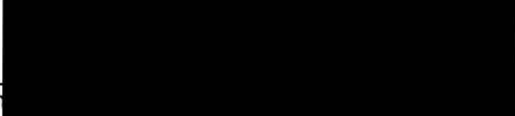
This Lease Amendment contains 2 page.

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.

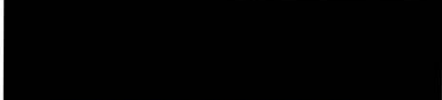

FOR THE LESSOR:

Signature: 
 Name: 
 Title: General Partner
 Entity Name: Smallwood Family Ltd Partnership
 Date: 3/16/15

FOR THE GOV

Signature: 
 Name: Dor
 Title: Lea
 GSA, Public Buildings Service
 Date: 3/25/2015

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: 
 Title: Property Manager
 Date: 3/16/15

"TO HAVE AND TO HOLD, for the term beginning on February 25, 2015 through February 24, 2025, subject to termination and renewal rights as may be hereinafter set forth".

C. Paragraph 1.03 of the lease entitled 'Rental Consideration For Simplified Leases', is hereby deleted in its entirety and the following text is inserted in lieu thereof :

"The Government shall pay the Lessor annual rent as follows:

Years 1 through 4:

Total Annual Rent: \$36,003.11 payable in arrears, consisting of:

Shell Rent: \$16,421.32 per year,

Amortized annual cost for Building-Specific Amortized Capital: \$562.67

Interest rate at which Building Specific Amortized Capital are amortized: zero percent (0%),

Amortized annual cost for Tenant Improvement Allowance: \$13,833.44

Interest rate at which Tenant Alterations and Building-Specific Security are amortized: eight percent (8%),

Annual Cost of Services: \$5,185.68, plus accrued escalations.

Years 5 through 10:

Total Annual Rent: \$23,246.59 plus accrued escalations, payable in arrears, consisting of:

Shell Rent: \$18,060.91 per year,

Annual Cost of Services: \$5,185.68, plus accrued escalations.

Rent for a lesser period shall be prorated. Rent shall be payable to:

Smallwood Family Limited Partnership
2670 Crain Highway, Suite 302
Waldorf, MD 20601".

INITIALS:


LESSOR

&


GOVT