

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 7	DATE <i>7/21/2010</i>
	TO LEASE NO. GS-03B-09350	PEGASYS DOCUMENT #

ADDRESS OF PREMISE 1440 Central Park Blvd
Fredericksburg, VA 22401-4931

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

Fredericksburg 35, LLC

whose address is 8405 Greensboro Drive
Suite 830
McLean, VA 22102-5121

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 effective date, annual rent, and to clarify lease language.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **June 24, 2010** as follows:

- A. Paragraph 1 of the Standard Form 2 of the lease 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:

A total of 9,446 rentable square feet (RSF) of office and related space, which yields 8,557 ANSI/BOMA Office Area square feet (ABOA SF) of space on the second floor at 1440 Central Park Boulevard, Fredericksburg, VA 22401-4931, as indicated on the floor plan incorporated into the lease by SLA #1, to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are fifteen (15) reserved parking spaces for exclusive use of official Government vehicles, Government employees, and patrons. The exact location of these 15 reserved spaces is shown on the site plan incorporated into the lease by SLA #2."

- B. Paragraph 2 of the 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 **June 24, 2010** and continuing through **June 23, 2025**, subject to termination and renewal rights as may be hereinafter set forth."

This SLA contains 2 pages.

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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 above date.

LESSOR: **Fredericksburg 35, LLC**
By: **FREDERICKSBURG 36, LLC**
BY _____
(Signature) **Gary D. Rappaport**
IN THE PRESENCE OF _____
_____ IP

Manager
(Title)

(Address)

UNITED STATES OF AMERICA GSA PBS REAL ESTATE ACQUISITION DIVISION

B _____

Contracting Officer
(Official Title) **GSA FORM 276 (REV. 7-67)**

C. Paragraph 3 of the Standard Form 2 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:

"1. Effective June 24, 2010, the Government shall pay the Lessor annual rent of \$226,724.29, plus accrued escalations, for years one through ten of the lease (annual shell rent: \$142,256.76; annual operating cost base rent: \$32,777.62; annual tenant improvement rent: \$51,689.91), at the rate of \$18,893.69 per month in arrears.

Effective June 24, 2020, the Government shall pay the Lessor annual rent of \$226,704.00, plus accrued escalations, for years ten through fifteen of the lease (annual shell rent: \$193,926.38; annual operating cost base rent: \$32,777.62), at the rate of \$18,892.00 per month in arrears.

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

FREDERICKSBURG 35, LLC
8405 GREENSBORO DRIVE
SUITE 830
MCLEAN, VA 22102-5121"

D. Paragraph 15 of the Rider to Lease is hereby deleted in its entirety.

INITIALS: DL & EM
LESSOR GOV'T