

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No.6 Page 1 of 2 TO LEASE NO. GS-03B-09387	DATE 6/18/10
ADDRESS OF PREMISE 1430 Kristina Way Chesapeake, VA 23320-8916	Pegasys Document Number (PDN)	
THIS AGREEMENT, made and entered into this date by and between Crossways Associates, LLC		
whose address is 7600 Wisconsin Avenue 11 th Floor Bethesda, MD 20814-3661		
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 square footage, establish the lease term, establish the annual rent, establish the rental rate for the lease term, and to accept the tenant improvement build-out that is amortized in the rent, as well as being paid lump-sum.		
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>May 10, 2010</u> as follows:		
A. Paragraph 1 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:		
"1. The Lessor hereby leases to the Government the following described premises: 60,442 ANSI/BOMA square feet of office and related space (61, 992 Rentable Square Feet) on the 1st floor and 275 Surface Parking Spaces at Crossways Commerce Center III, 1430 Kristina Way, Chesapeake, VA 23320-0001. to be used for such purposes as determined by the General Services Administration."		
B. Paragraph 2 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:		
"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on May 10, 2010 through May 9, 2020, subject to termination and renewal rights as may be hereinafter set forth."		
C. Paragraph 3 of Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:		
"3. The Government shall pay the Lessor annual rent of \$1,682,374.08 at the rate of \$140,197.84 per month in arrears. Rent for a lesser period shall be prorated. Payment shall be made electronically and shall be made payable to :		
Crossways Associates, LLC 7600 Wisconsin Avenue		
	Signature, above date.	
	Timothy M. Zulick Senior VP, Leasing	
	_____ (Title) First Potomac Realty Trust 7600 Wisconsin Ave., 11th Floor Bethesda, MD 20814 _____ (Address)	
	_____ ion, PBS _____ Contracting Officer (Official Title)	

SUPPLEMENTAL LEASE AGREEMENT

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D. Paragraph 14 of the Rider to Lease is hereby amended to reflect the following updated annual rental rates:

Years 1 through 5:

The total annual rent of \$1,682,374.08 breaks down as follows:

Shell Rent: \$1,044,565.20 per year or \$17.28 ANSI/BOMA Office Area Square Foot

Amortized annual cost per ABOA for Tenant Improvement Allowance*: \$180,927.84 per year or approximately \$2.99 per ANSI/BOMA Office Area Square Foot

Interest rate at which Tenant Alterations are amortized: 8%

Annual Cost of Services: \$456,881.04 per year or \$7.55 per ANSI/BOMA Office Area Square Foot, plus accrued escalations per Paragraph 4.3, "Operating Costs"

Years 6 through 10:

The total annual rent of \$1,693,621.40 breaks down as follows:

Shell Rent \$1,236,740.40 per year or \$20.46 per ANSI/BOMA Office Area Square Foot

Annual Cost of Services: \$456,881.04 per year or \$7.55 per ANSI/BOMA Office Area Square Foot, plus accrued escalations per Paragraph 4.3, "Operating Costs"

The parties hereby agree that the actual amount of tenant improvements to be amortized is \$743,589.56 or approximately \$12.30 per ANSI/BOMA Office Area Square Foot. The cost of the construction and installation of improvements to the lease premises above the base building shell includes, but is not limited to, the following: the cost of all alterations outlined in the construction drawings, the preparation of the construction drawings, and construction administration. The approximate rate of \$2.99/ABOA for Tenant Improvements reflects the total cost of \$743,589.56 fully amortized at an interest rate of 8% over the firm term of the lease, or the first five (5) years of the lease commencing on May 10, 2010.

Initials:

JMZ
Lessor

& JMJ
Gov't