

<p align="center"><b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES</b></p> <p align="center"><b>SUPPLEMENTAL LEASE AGREEMENT</b></p>	<p>SUPPLEMENTAL AGREEMENT NO. <b>10</b></p>	<p>DATE <b>DEC 20 2012</b></p>
<p>ADDRESS OF PREMISE Enterchange at Meadowville 2101 Bermuda Hundred Road Chester, Virginia 23836-3200</p>	<p>TO LEASE NO. <b>GS-03B-09461</b></p> <p><b>PDN # PS0024509</b></p>	
<p>THIS AGREEMENT, made and entered into this date by and between: Meadowville LP whose address is : One East Pratt Street 5th Floor East, C3-C411-5C Baltimore, MD 21202-1128 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease: <b>to establish the substantial completion date of the mezzanine alterations, to establish the total cost for project change orders, to increase the operating costs of the lease by \$25,000.00 annually and adjust the base cost of services which is subject to future operating cost adjustments, and to include the periodical services information for the Lease.</b></p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>June 14, 2012</u> as follows:</p> <p>A. The Lessor and Government agree that the alterations to be provided for the [REDACTED] project per Supplemental Lease Agreement (SLA) #6 are considered to be substantially complete as of June 14, 2012.</p> <p>B. Paragraph 3 of the Standard Form 2 of the Lease is hereby deleted in its entirety and the following is inserted in lieu thereof:</p> <p>"3. For the period effective June 14, 2012 through November 30, 2015, the Government shall pay the Lessor annual rent of \$936,772.67, plus all accrued escalations per Paragraph 4.3 Operating Costs. (Annual shell rent: \$528,957.54; Annual Operating Rent: \$269,879.32; Annual Tenant Improvements: \$137,935.81).</p> <p>For the period beginning December 1, 2015 through November 30, 2020, the Government shall pay the Lessor annual rent of \$901,574.02, plus all accrued escalations per Paragraph 4.3 Operating Costs. (Annual shell rent: \$631,694.70; Annual Operating Rent: \$269,879.32). Rent for a lesser period shall be pro-rated. Rent checks shall be made payable to: Meadowville LP, c/o Morton G. Thalheimer, Inc., 11100 W. Broad Street, P.O. Box 5160 (23058-5160), Glen Allen, VA 23060-5183."</p> <p>This Supplemental Lease Agreement contains 3 pages.</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
<p>LE BY [REDACTED]</p>	<p align="right"><b>William K. Minn</b> <b>Vice President/Assistant Secretary</b> _____ (Title)</p>	
<p>IN TH [REDACTED] _____ (Signature)</p>	<p>_____ (Address)</p>	
<p>UNITED STATES OF AMERICA, General Services Administration, Real Estate Acquisition Division</p> <p>BY [REDACTED] _____ <b>Contracting Officer</b> (Signature) (Official Title)</p>		



Lessor WZ Government JB  
Supplemental Lease Agreement No. 10



Supplemental Lease Agreement  
No. 10 CONTINUED

To Lease No.  
GS-03B-09461

F. Janitorial services shall be provided in the Mezzanine areas per the requirements of Lease Paragraph 4.8 JANITORIAL SERVICES (AUG 2008).

Lessor  Government   
Supplemental Lease Agreement No. 10