

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 7
	TO LEASE NO. GS-03P-LMD12123
ADDRESS OF PREMISES Caton 95 1531 Edgewood Street Baltimore, Maryland 21227-1139	PDN Number: <p style="text-align: center;">N/A</p>

THIS AMENDMENT is made and entered into between

Caton 95 Associates, LLC

whose address is: 60 West Street
Annapolis, Maryland 21401-2480

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, modify the square footage (increase by 353 ANSI/BOMA square feet), and percentage of occupancy.

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 March 21, 2016, as follows:

A. Paragraph 1.01, (A) of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:

"THE PREMISES

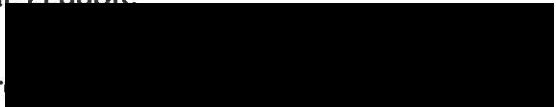
The Premises are described as follows:

A. Office and Related Space: 7,395 rentable square feet (RSF), yielding 6,603 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1st floor(s) and known as Suite(s) S, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A."



This Lease Amendment contains 3 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.

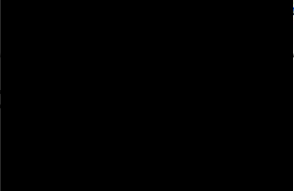
FOR THE LESSOR:

Signature: 
 Name: RONALD E. LODINER
 Title: MANAGER
 Entity Name: CATON 95 ASSOCIATES, LLC
 Date: 4/28/16

FOR THE GOVERNMENT:

Signature: 
 Name: 
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 5/3/2016

WITNESSED

Signature: 
 Name: THOMAS SPIEGEL
 Title: VICE PRESIDENT
 Date: 4/28/16

B. Paragraph 1.03 (A) of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:

"1.03 RENT AND OTHER CONSIDERATION

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$109,076.25	\$120,168.75
TENANT IMPROVEMENTS RENT ²	\$58,660.00	\$0.00
OPERATING COSTS ³	\$36,975.00	\$36,975.00
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$2,520.00	\$0.00
TOTAL ANNUAL RENT	\$207,231.25	\$157,143.75

¹Shell rent (Firm Term) calculation: \$14.75 per RSF multiplied by 7,395 RSF

²The Tenant Improvement Allowance of \$246,875.00 is amortized at a rate of 7 percent per annum over 5 years

³Operating Costs rent calculation: \$5.00 per multiplied by 7,395 RSF

⁴Building Specific Amortized Capital (BSAC) of \$10,500.00 are amortized at a rate of 7 percent per annum over 5 years

In instances where the Lessor amortizes either the TI or Building Specific Amortized Capital for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term."

C. Paragraph 1.13 of the lease is hereby deleted in its entirety and the following text is inserted in lieu thereof:

"1.13 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 43.245% percent. The Percentage of Occupancy is derived by dividing the total Government Space of 7,395 RSF by the total Building space of 17,100 RSF."

INITIALS:  & 
 LESSOR & GOVT