

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-LVA12232
ADDRESS OF PREMISES Aquia I 2721 Jefferson Davis Highway Stafford, VA 22554-1798	PDN Number: N/A

THIS AMENDMENT is made and entered into between

GPT Properties Trust

whose address is: Two Newton Place, 255 Washington Street, Suite 300, Newton, MA 02458-1634

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, these parties hereto desire to amend the above Lease to reconcile the Tenant Improvement rental rate.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **January 21, 2017**, as follows:

- Sub-paragraph A. of Lease Paragraph 1.03 RENT AND OTHER CONSIDERATIONS (APR 2015) is hereby amended as follows:

"1.03 RENT AND OTHER CONSIDERATIONS (APR 2015)

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

	FIRM TERM 1/21/2017 – 1/20/2023	NON- FIRM TERM 1/21/2023 – 1/20/2026
	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$679,046.64	\$717,508.28
TENANT IMPROVEMENTS RENT ¹	\$ 7,676.45	\$0.00
OPERATING COSTS	\$ 278,835.00	\$ 278,835.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ²	\$ 2,661.93	\$0.00
PARKING	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$968,220.02	\$996,343.28

¹The Tenant Improvement Balance of \$37,521.49 is amortized at a rate of 7 percent per annum over 6 years. ²Building Specific Amortized Capital (BSAC) of \$13,011.70 are amortized at a rate of 7 percent per annum over 6 years

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:

[Redacted Signature]

Signature: _____
 Name: David M. Blackburn
 Title: President and Chief Operating Officer
 Entity Name: GPT Properties Trust
 Date: February 6, 2017

FOR THE GOVERNMENT:

[Redacted Signature]

Signature: _____
 Name: Jd
 Title: Lease Contracting Officer
 GSA, Public Buildings Service
 Date: 2/6/2017

WITNESSED FOR:

[Redacted Signature]

Signature: _____
 Name: Peter Dimitrov
 Title: Leasing Analyst
 Date: 2-6-2017