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| <b>GENERAL SERVICES ADMINISTRATION<br/>PUBLIC BUILDING SERVICES</b><br><br><b>SUPPLEMENTAL LEASE AGREEMENT</b> | SUPPLEMENTAL AGREEMENT<br>No. 1     | DATE<br><i>1/4/2011</i> |
|  | TO LEASE NO.<br><b>GS-03B-09607</b> |                         |
| ADDRESS OF PREMISE<br>6175 Guardian Gateway<br>Aberdeen Proving Ground, Maryland 21005-1300                    | <b>PDN NO:</b>                      |                         |

THIS AGREEMENT, made and entered into this date by and between  
 GATE APG LLC  
 c/o St. John Properties, Inc  
 whose address is 2560 Lord Baltimore Drive  
 Baltimore, Maryland 21244-2677

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 modify square footage; percentage of occupancy, broker's commission credit and annual rental**

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 1, 2010, as follows:

A. Paragraph 1 of Standard Form 2 of the lease is hereby deleted in their entireties and the following text is inserted in lieu thereof :

"1. The Lessor hereby leases to the Government the following described premises: 11,214 ANSI/BOMA Office Area (equivalent to 12,074 rentable square feet) of office and related space located at 6175 Guardian Gateway in Aberdeen Proving Ground, Maryland 21244-2677, together with zero (0) reserved parking spaces to be used for such purpose as may be determined by the General Service Administration."

B. Paragraph 10, to the Rider to Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

The total percentage of space occupied by the Government under the terms of the lease is equal to **22.3%** percent of the total space available in the lessor's building, and will be used as the basis for computing the Government's pro-rata share of real estate taxes, as defined in the Annual Real Estate Tax Escalation Clause.

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: GATE APG, LLC**

BY *Richard Wilby*  
 (Signature)

*Senior vice president*  
 (Title)

IN THE PRESENCE OF

*[Signature]*  
 (Signature)

[Redacted]  
 (Address)

**UNITED STATES OF AMERICA**

BY *Elizabeth McCallough*  
 (Signature)

*Contracting Officer*  
 (Official Title)

Initials: *RW* *EM*  
 Lessor Government

SUPPLEMENTAL LEASE AGREEMENT

No. 1

TO LEASE NO.

GS-03B- 09607

C. Paragraph 6, Section (B) of the lease is hereby amended by deleting the existing text and inserting in lieu there of the following:

" 6. The Lessor and the Broker have agreed to a cooperating lease commission of [redacted] of the firm term value of this lease. The total amount of the commission is [redacted]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [redacted] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [redacted]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment of \$32,355.68 minus prorated Commission Credit of [redacted] equals [redacted] adjusted First Month's Rent.\*

Second Month's Rental Payment of \$32,355.68 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Second Month's Rent.\*

Third Month's Rental Payment shall commence in full.

\*subject to adjustment upon determination of actual TI expenditure"

D. Paragraph 14 of the Rider to Lease is hereby amended by deleting the existing text and inserting in lieu there of the following:

**\*14. Years 1 through 5:**

**Total Annual Rent:** \$388,268.21 per year or \$32,355.68 per month.

**Shell Rent:** \$192,338.82 per year or \$15.93 per Rentable Square Foot (RSF)

**Amortized annual cost for Building-Specific Security**  
\$27,166.50 per year or \$2.25 per Rentable Square Foot (RSF)

**Amortized annual cost for Tenant Improvement Allowance\*:** \$104,287.73 per year or \$8.64 per Rentable Square Foot (RSF)

**Annual Cost of Services:** \$64,475.16 per year or \$5.34 per Rentable Square Feet (RSF), plus accrued escalations per Paragraph 4.3, "Operating Costs"

**Years 6 through 10:**

**Total Annual Rent:** \$318,995.08 per year or \$26,582.92 per month.

**Shell Rent:** \$227,353.42 per year or \$18.83 per Rentable Square Foot (RSF)

**Amortized annual cost for Building-Specific Security**  
\$27,166.50 per year or \$2.25 per Rentable Square Foot (RSF)

**Annual Cost of Services:** \$64,475.16 per year or \$5.34 per Rentable Square Feet (RSF), plus accrued escalations per Paragraph 4.3, "Operating Costs"

Initials: MW Lessor      EM Government