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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL LEASE No. 2 | DATE AUG 15 2011 |
| | TO LEASE NO GS-03B-09613 | |
| ADDRESS OF PREMISE North Gate Business Park 209 Research Boulevard Aberdeen, Maryland 21001-3468 | | |
| THIS AGREEMENT, made and entered into this date by and between COPT North Gate A, LLC whose address is 6711 Columbia Gateway Drive, Suite 300 Columbia, Maryland 21046-2383 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: WHEREAS, the parties hereto desire to establish the effective date, square footage, lease term and rental rate. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>June 9, 2011</u> as follows: A. Paragraphs 1, 2, 3 and 6B of the Lease are 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: 4,807 ANSI/BOMA Office Area square feet (5,433 Rentable Square Feet) of office and related space located on the first floor, at North Gate Business Park, 209 Research Boulevard, in Aberdeen, Maryland 21001-3466, along with six (6) free, reserved surface parking spaces, to be used for such purposes as may be determined by the General Services Administration." The new address for Lease GS-03B-09613 is: North Gate Business Park, 209 Research Boulevard, Aberdeen, Maryland 21001-3466. "2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning June 9, 2011, and continuing through, June 8, 2021, subject to termination and renewal rights as may be hereinafter set forth." 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: COPT North Gate A, LLC BY <u><i>Roger A. Wascha, Jr.</i></u> (Signature) | <u>Roger A. Wascha, Jr.</u> President (Title) | |
| IN THE PRESENCE OF <u><i>[Signature]</i></u> (Signature) | <u>6711 Columbia Gateway Dr, #300</u> <u>Columbia, MD 21076</u> (Address) | |
| UNITED STATES OF AMERICA General Services Administration, PBS, Real Estate Acquisition Division BY <u><i>Jean Starr Jernite</i></u> (Signature) | <u>Contracting Officer</u> (Official Title) | |

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"3. The Government shall pay the Lessor rent as detailed below:

Years 1 through 5:

Total Annual Rent: \$178,290.30 per year

Shell Rent: \$97,739.67 per year or \$17.99 per Rentable Square Foot (RSF)

Amortized annual cost for Building-Specific Security:
\$1,738.58 per year

Amortized annual cost for Tenant Improvement Allowance:
\$38,010.24 per year; this represents a total Tenant Improvement Allowance expended over the firm term of \$156,217.12.

In accordance with lease negotiations, the Tenant Improvement rate stated above reflects an interest rate of eight (8%) percent for tenant improvements over a 60 month period. Should the Government exercise its termination rights, the Government shall have no obligation to pay the Lessor any remaining balance for the Tenant Improvement rent beyond the firm term of the lease.

Interest rate at which Tenant Alterations and Building-Specific Security are amortized: 8%

Annual Cost of Services: \$40,801.83 per year or \$7.51 per Rentable Square Foot (RSF), plus accrued escalations per Paragraph 4.3, "Operating Costs."

Parking: 6 reserved surface parking spaces will be provided at no extra cost, per Lease Rider Paragraph 13.

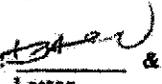
Years 6 through 10:

Total Annual Rent: \$156,198.75 per year

Shell Rent: \$115,398.92 per year or \$21.24 per Rentable Square Foot (RSF)

Annual Cost of Services: \$40,801.83 per year or \$7.51 per Rentable Square Foot (RSF), plus accrued escalations per Paragraph 4.3, "Operating Costs."

Parking: 6 reserved surface parking spaces will be provided at no extra cost, per Lease Rider Paragraph 13."

Initials:  & 
Lessor Gov't

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"8. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

B. 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 \$14,857.52 (which includes \$8,144.97 Shell) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment of \$14,857.52 (which includes \$8,144.97 Shell) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

After two (2) months, the full Commission Credit is captured and regular monthly payments of \$14,857.52 shall ensue."

Initials: [Signature] & [Signature]
Lessor Gov't