GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 1 TO LEASE NO. GS-11P-LVA12693
ADDRESS OF PREMISES THE HALLMARK BUILDING 13873 PARK CENTER ROAD HERNDON, VA 20171-3223	PDN Number:

THIS AMENDMENT is made and entered into between

BRIT-HALLMARK LLC

whose address is: c/o BECO Management, Inc.
5410 Edson Lane, Suite 200
Rockville, MD 20852

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: (i) establish the Government's acceptance of the premises as substantially complete; and (ii) establish the lease and rent commencement date.

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 UPON EXECUTION as follows:

A. The Government hereby accepts the tenant improvement build out to Suite 225S as set forth in the Lease as substantially complete effective August 23, 2016. Accordingly, the Lease is hereby amended to establish a lease and rent commencement date of August 23, 2016. The expiration date of the Lease is hereby established to be August 22, 2021, notwithstanding any Government renewal rights defined in Lease paragraph 1.06.

B. The Government shall reconcile all outstanding amounts due and payable by the Government through the execution date of this Lease Amendment. Payment shall be made in accordance with the "Prompt Payment" clause of the General Clauses, which is Exhibit E to the Lease.

This Lease Amendment contains 1 page.

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:

BRIT-HALLMARK LLC,
a Delaware limited liability company

BY: BECO MANAGEMENT, INC.,
a Maryland corporation, its manager

BY: (b) (6) [redacted]
Name: Jeffrey Lee Cohen
Title: President
Date: 3-27-17

FOR THE GOVERNMENT:

BY: (b) (6) [redacted]
Name: James Joiner, Jr.
Title: Lease Contracting Officer
Entity: GSA, Public Buildings Service
Date: 4/6/17

WITNESSED FOR THE LESSOR BY:

Signature: (b) (6) [redacted]
Name: Claire Ruben
Title: Lease Administrator & Legal Assistant
Date: 3-27-17

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