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GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3 TO LEASE NO. GS-11P-LDC00260
ADDRESS OF PREMISES: The Portals Ph I 1250 Maryland Ave, SW, Washington, DC 20024-2141	PDN Number:

THIS AMENDMENT is made and entered into between **GCCFC 2006-GG7 Maryland Avenue Southwest, LLC**

whose address is: 1280 Maryland Ave, SW, Suite 250, Washington, DC 20024-2178

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

WHEREAS, the parties hereto desire to amend the above Lease.

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 **April 1, 2023** as follows:

The purpose of this Lease Amendment (LA) is to define the terms and conditions of the early termination of lease GS-11P-LDC00260 as of December 31, 2023, and release of the Government of any liabilities and rights to the lease premises thereafter.

1.) The Lessor and Government agree that the Lease GS-11P-LDC00260 located at 1250 Maryland Ave, SW, Washington, DC 20024-2141 located on portions of the 3rd floor shall terminate early in its entirety on December 31, 2023.

2.) Effective April 1, 2023, the monthly rent of $184,885.46 shall be fully abated through the early expiration date of the lease of December 31, 2023. No operating cost escalations shall occur during the abatement period.

3.) In the event the Government fails to vacate the lease premises by December 31, 2023, the rent shall be reinstated at an increase of $225,590.00 for a new annual rental rate of $2,444,215.46, payable at $203,684.62 per month in arrears. The annual shell rent shall escalate again by $225,590.00 on March 1, 2024 if the Government has still

This Lease Amendment contains 2 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:

By: U.S. Bank National Association, as Trustee for the registered holders of Greenwich Capital Commercial Funding Corp., Commercial Mortgage Trust 2006-GG7, Commercial Mortgage Pass-Through Certificates, Series 2006-GG7, as sole member

By: LNR PARTNERS, LLC, a Florida limited liability company, its Attorn[redacted]ed Power of Attorney dated Decen[redacted]

By: [redacted]

Steven D. [redacted]ice President

WITNESSED FOR THE LESSOR BY:

[redacted]

Name: Edward Birsic

Title: Asset Manager

Date:

FOR THE GOVERNMENT:

DocuSigned by:
Brandon Rowe
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Name: Brandon Rowe

Title: Lease Contracting Officer

General Services Administration, Public Buildings Service

Date: 4/5/2023

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failed to vacate.

4.) The Government and Lessor acknowledge that pursuant to Lease Amendment 1, there are no outstanding balances owed on the Building Specific Amortized Capital. Additionally, the Government and Lessor acknowledge that the shell requirement to provide cyclical paint & carpet will be waived and the Lessor shall be relieved of their obligation to perform.

5.) The Lessor acknowledges the Government's right pursuant to clause 2.04 of the Lease to waive any requirement of restoration within the lease premises. Additionally, the Lessor acknowledges the Government's right to abandon personal property in the space following early expiration of the Lease, in which case the property will become the property of the Lessor and the Government will be relieved of any liability in connection therewith.

6.) The Government acknowledges and agrees that Lessor will begin a multi-year construction project for the renovation, repositioning and conversion of the building to a residential use as of January 1, 2024 and, notwithstanding anything to the contrary in the Lease, Lessor shall have unfettered access to the Premises from and after such date for the purposes of design, demolition, and construction preparation.

This document will not constitute an obligation until the date of execution by the Government, which execution shall be within thirty (30) days of the Government's receipt of the LA executed by the Lessor. Therefore, while payments may be made retroactively, no monies whatsoever are due until thirty (30) days after the date of execution by the Government. Any amount due will not accrue interest until that time.