

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT <div style="text-align: center;">No. 61</div> TO LEASE NO. GS-11B-00111	DATE															
ADDRESS OF PREMISES 2 Independence Square 300 E Street, SW Washington, DC 20024-3202																	
THIS AGREEMENT, made and entered into this date by and between Piedmont Office Realty Trust, Inc. whose address is: 11695 Johns Creek Parkway Johns Creek, GA 30097-1825 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 the considerations hereinafter covenant and agree that the said lease is hereby amended as follows: Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.																	
<table style="width: 100%; border: none;"> <tr> <td style="width: 35%;">COMPARISON YEAR</td> <td style="width: 20%;">2010</td> <td style="width: 45%; text-align: right;">\$5,430,713.22</td> </tr> <tr> <td>BASE YEAR</td> <td>1993</td> <td style="text-align: right;">\$2,534,368.75</td> </tr> <tr> <td>INCREASE</td> <td></td> <td style="text-align: right;">\$2,896,344.47</td> </tr> <tr> <td>PERCENTAGE OF GOVERNMENT OCCUPANCY</td> <td></td> <td style="text-align: right;">99.00%</td> </tr> <tr> <td>AMOUNT DUE TO LESSOR</td> <td></td> <td style="text-align: right;">\$2,867,381.02</td> </tr> </table>			COMPARISON YEAR	2010	\$5,430,713.22	BASE YEAR	1993	\$2,534,368.75	INCREASE		\$2,896,344.47	PERCENTAGE OF GOVERNMENT OCCUPANCY		99.00%	AMOUNT DUE TO LESSOR		\$2,867,381.02
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The Lessor is entitled to a one-time lump sum payment in the amount of: \$2,867,381.02 payable with the next rent check.																	
Rent checks shall be made payable to : <div style="text-align: center;">Piedmont Office Realty Trust, Inc. 11695 Johns Creek Parkway Johns Creek, GA 30097-1825</div>																	
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: Piedmont Office Realty Trust, Inc.																	
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