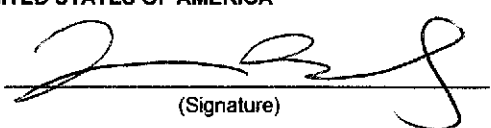


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 59 TO LEASE NO. LDC00111	DATE <div style="font-size: 1.2em; font-weight: bold;">NOV 30 2010</div>																				
ADDRESS OF PREMISES 2 Independence Square Washington, DC 20024-3202																						
THIS AGREEMENT, made and entered into this date by and between Piedmont Office Realty Trust, Inc. whose address is: Piedmont Office Realty Trust, Inc. 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 effective 7/20/2010 as follows:																						
Issued to reflect the annual parking escalation provided for in the basic lease agreement.																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">ANNUAL RENT</td> <td style="width: 40%; text-align: right;">\$22,895,285.49</td> </tr> <tr> <td>OPERATING RENT</td> <td style="text-align: right;">\$5,275,023.48</td> </tr> <tr> <td>BASE RENT</td> <td style="text-align: right;">\$17,620,262.01</td> </tr> <tr> <td>Base Rent for Parking</td> <td style="text-align: right;">\$1,890,970.69</td> </tr> <tr> <td>4% Increase</td> <td style="text-align: right;">4%</td> </tr> <tr> <td>2010 Increase for Parking</td> <td style="text-align: right;">\$75,638.83</td> </tr> <tr> <td>New Parking Escalation Base Rent</td> <td style="text-align: right;">\$1,966,609.52</td> </tr> <tr> <td>ANNUAL RENT</td> <td style="text-align: right;">\$22,970,924.32</td> </tr> <tr> <td>OPERATING RENT</td> <td style="text-align: right;">\$5,275,023.48</td> </tr> <tr> <td>BASE RENT</td> <td style="text-align: right;">\$17,695,900.84</td> </tr> </table>			ANNUAL RENT	\$22,895,285.49	OPERATING RENT	\$5,275,023.48	BASE RENT	\$17,620,262.01	Base Rent for Parking	\$1,890,970.69	4% Increase	4%	2010 Increase for Parking	\$75,638.83	New Parking Escalation Base Rent	\$1,966,609.52	ANNUAL RENT	\$22,970,924.32	OPERATING RENT	\$5,275,023.48	BASE RENT	\$17,695,900.84
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Effective 7/20/2010 , the annual rent is increased by \$75,638.83 The new annual rent is \$22,970,924.32 payable at the rate \$ 1,914,243.69 per month.																						
The rent shall be made payable to: Piedmont Office Realty Trust, Inc. 11695 Johns Creek Parkway Johns Creek, GA 30097-1825																						
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.																						
BY _____ <div style="display: flex; justify-content: space-between; width: 80%; margin-left: 10%;"> (Signature) (Title) </div>																						
IN THE PRESENCE OF <div style="display: flex; justify-content: space-between; width: 80%; margin-left: 10%;"> _____ (Signature) _____ (Address) </div>																						
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BY  <div style="display: flex; justify-content: space-between; width: 80%; margin-left: 10%;"> (Signature) <u>Contracting Officer, GSA, NCR, PBS, DC Service Center</u> (Official Title) </div>																						