

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT No. 31 TO LEASE NO. LDC01807		DATE AUG 3 - 2011
ADDRESS OF PREMISES		601 New Jersey Avenue, NW 601 New Jersey Avenue, NW Washington, DC 20001		
THIS AGREEMENT, made and entered into this date by and between		601 NJ Avenue, LLC		
whose address is:		Polinger, Shannon & Lucha Company 5530 Wisconsin Avenue, Suite 1000 Cherry Chase, MD 20815		
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.				
COMPARISON YEAR	Fiscal Year	2010	\$2,147,652.82	
BASE YEAR	Fiscal Year	2004	\$1,481,443.37	
DECREASE			\$666,109.26	
PERCENTAGE OF GOVERNMENT OCCUPANCY			64.00%	
AMOUNT DUE TO LESSOR			\$559,531.77	
The Lessor is entitled to a one-time lump sum payment in the amount of				\$559,531.77
payable in arrears. This amount shall be paid with your next rent check:				
601 NJ Avenue, LLC				
[Redacted]				
[Redacted]				
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: 601 NJ Avenue, LLC				
BY _____		_____		
(Signature)		(Title)		
IN THE PRESENCE OF				
_____		_____		
(Signature)		(Address)		
UNITED STATES OF AMERICA				
BY _____		Contracting Officer, GSA, NCR, PBS, NoVA		
(Signature)		(Official Title)		