

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 20 TO LEASE NO. GS-11B-01307	DATE SEP - 4 2008
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ADDRESS OF PREMISES 601 New Jersey Avenue, N.W.
601 New Jersey Avenue, N.W.
Washington, DC 20001

THIS AGREEMENT, made and entered into this date by and between **601 NJ Avenue, LLC**
whose address is:

601 NJ Avenue, LLC
Polinger, Shannon & Luchs Company
5530 Wisconsin Avenue, Suite 1000
Chevy 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 effective August 10, 2008 as follows:

Issued to reflect operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Avg)	July	2007	203.700
Corresponding Index	July	2008	216.304
Base Operating Cost Per Lease			\$ 1,682,740.71
% Increase in CPI-W			0.061875307
Annual Increase in Operating Cost			\$ 104,120.10

Effective August 10, 2008 , the annual rent is increased by \$104,120.10
The new annual rent is \$9,273,476.22 payable at the rate of \$772,789.68
The rent check shall be made payable to:

601 NJ Avenue, LLC

All other terms and conditions of the lease shall remain in force and effect.

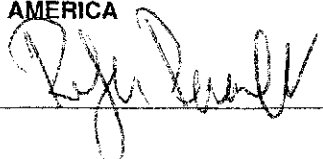
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: **601 NJ Avenue, LLC**

BY _____
(Signature)

IN THE PRESENCE OF _____
(Signature)

UNITED STATES OF AMERICA

BY  _____
(Signature) Contracting Officer, Triangle Service Center
(Offericial Title)