

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 10 TO LEASE NO. LDC01307	DATE NOV 18 2004
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ADDRESS OF PREMISES **601 New Jersey Avenue, NW
Washington, DC 20001**

THIS AGREEMENT, made and entered into this date by and between **601 New Jersey Avenue, LLC**

whose address is: **5530 Wisconsin Avenue
C/O Polinger, Shannon & Luchs Company
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, 2004** as follows:

Issued to reflect the escalated base rent of 1.5% per SF #2.

Base Rent	8,342,955.27
% Increase (Per SF2)	1.5%
Increase Amount	\$125,144.33
New Base Rent	8,468,099.60

Effective **August 10, 2004**, the annual rent is increased by **\$125,144.33**
The new annual rent is **\$8,540,795.32** payable at the rate of **\$711,732.94** per month.
The rent check shall be made payable to:

601 New Jersey Avenue, LLC

[Redacted Address]

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 New Jersey Avenue, LLC**

BY _____
(Signature)

(Title)

IN THE PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA

BY *Sharon Guzman* 11/18/04 Contracting Officer, GSA, NCR, PBS, Realv Services Division
(Signature) (Official Title)