




GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE 6/13/05
TO LEASE NO. GS-11B-01815		
ADDRESS OF PREMISES 1425 New York Avenue, NW Washington, DC 20005		
THIS AGREEMENT, made and entered into this date by and between AGL Investments No. 17 Limited Partnership, L.L.L.P.		
Whose address is: <div style="text-align: right; margin-right: 100px;"> c/o Amstar Group, LLC 1050 17th St., Suite 1200 Denver, CO 80265 </div>		
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 mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:		
<ol style="list-style-type: none"> 1. This Supplemental Lease Agreement (SLA) is issued to: <ul style="list-style-type: none"> • establish a lease and rent commencement date, • adjust the rent to reflect the reduced amortized Tenant Improvement Allowance, • establish the overtime HVAC rate. 2. Paragraph 2 of the Standard Form 2 of the Lease is hereby deleted in its entirety and the following is inserted in lieu thereof: <div style="text-align: center; margin-top: 10px;"> TO HAVE AND TO HOLD the said premises with their appurtenances for a ten (10) YEAR FIRM term commencing December 21, 2004 and expiring on December 20, 2014. </div> 3. Pursuant to Paragraph 7(b) of the Standard Form 2 of the Lease and SFO Section 1.11, the Tenant Improvement Allowance amortized in the annual rental rate and available for use by the Government is hereby reduced from \$8,824,207.39 (\$41.50/BOMA Office Area Square Feet (BOASF)) to \$5,316,300 (\$25.00/BOASF) for 212,652 BOASF or 235,746 BOMA Rentable Square Feet (BRSF), effective upon lease commencement. Therefore, the annual rent is hereby reduced from \$10,175,748. (\$43.16/BRSF or \$47.85/BOASF) to \$9,686,990.65 (\$41.09/BRSF or \$45.55/BOASF), and is payable monthly in arrears in the amount of \$807,249.22. 4. Paragraph 7(g) of the Standard Form 2 of the Lease is hereby deleted in its entirety and the following is inserted in lieu thereof: <div style="text-align: center; margin-top: 10px;"> "The HVAC Overtime rate shall be \$45 per hour for usage in any portion of the leased premises". </div> 		
This document will not constitute a payment obligation until the date of execution by the United States. As a result, even though payments will be made retroactively, no moneys whatsoever are due under this agreement until thirty days after date of execution.		
All other terms and conditions of the base lease shall remain in full force and effect.		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
Lessor: AGL Investments No.17 Limited Partnership, L.L.L.P., By: APL General, LLC, formerly, APL General, LTD. L.L.L.P, its General Partner, By: Amstar Partners, Inc., its Manager		
BY:  _____ Gabe L. Finke	_____ President (Title)	
IN THE PRESENCE OF (witnessed by):		
 _____ (Signature) Robert A. Toomey, Jr.	_____ 1050 17th St., Suite 1200, Denver, CO 80265 (Address)	
UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION		
BY:  _____ (Signature) Lisa Richmond	_____ Contracting Officer, GSA, WPJ (Official Title)	

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT

No. 3

DATE

JUN 24 2005
JUN 24 2005

TO LEASE NO.

GS-11B-01815 (Page 1 of 1)

ADDRESS OF PREMISES

1425 New York Avenue, NW
Washington, DC 20005

THIS AGREEMENT, made and entered into this date by and between **RPT 1425 New York Avenue LLC**

Whose address is:

c/o Republic Properties Corporation
1280 Maryland Avenue, SW, Suite 280
Washington, DC 20024

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 mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

This Supplemental Lease Agreement is issued to reflect a change in the Lessor and Payee under the Lease.

Paragraph 4 of the Lease Contract is amended as follows to reflect the new Lessor and Payee:

New Lessor and Payee

RPT 1425 New York Avenue LLC
c/o Republic Properties Corporation
1280 Maryland Avenue, SW, Suite 280
Washington, DC 20024
Federal Taxpayer No. [REDACTED]

Old Lessor and Payee

AGL Investments No. 17 Limited Partnership L.L.L.P.
c/o Amstar Group, L.L.C.
1050 17th St., Suite 1200
Denver, CO 80265

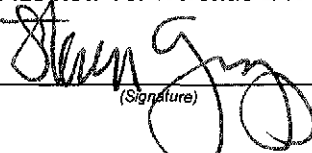
This document will not constitute a payment obligation until the date of execution by the Government. As a result, even though payments will be made retroactively, no rental payments are due under this agreement until thirty days after the date of execution.

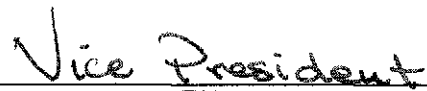
All other terms and conditions of the base lease shall remain in full force and effect.

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

Lessor: RPT 1425 New York Avenue LLC

BY


(Signature)


(Title)

IN THE PRESENCE OF (witnessed by):


(Signature)

1280 Maryland Ave, SW, #280
Washington, DC 20024
(Address)

UNITED STATES OF AMERICA:

GENERAL SERVICES ADMINISTRATION

BY


(Signature)
Lisa Richmond

Contracting Officer, GSA, WPJ
(Official Title)

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
NO. 14

DATE

OCT 13 2000

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.
GS-11B-10124

ADDRESS OF PREMISES

1425 New York Avenue, NW, Washington, DC 20005

THIS AGREEMENT, made and entered into this date by and between,
AGL Investments No. 17 Limited Partnership

whose address is
c/o Amstar Group, Ltd.
1050 Seventeenth Street
Denver, Colorado 80265

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 mentioned covenant and agree that the
Lease is amended, effective upon complete execution, as follows:

Issued in connection with the Novation Agreement (copy attached) to reflect a change in the name and
address of the Lessor as a result of the transfer of the building in which the leased premises are located
and the assignment of this lease to such new Lessor. The name and address of the Lessor (and the wire
instruction to which rent should now be sent) are as follows:

Name and Address of Lessor

AGL Investments No. 17 Limited Partnership
c/o Amstar Group, Ltd.
1050 Seventeenth Street
Denver, Colorado 80265

Wire Transfer Instruction for Rental Payments

[REDACTED]

Account Name Jones Lang LaSalle Americas Colorado LP for AGL Investments No. 17
Limited Partnership 1425 New York Avenue

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 AGL Investments No. 17 Limited Partnership

BY See Attached Signature Page

(Signature)

See Attached Signature Page

(Title)

IN PRESENCE OF

Nickerson Rogers
(Signature)

Same As Above

(Address)

UNITED STATES OF AMERICA

BY

Wayne E. Costello
(Signature)

Contracting Officer, GSA

(Official Title)