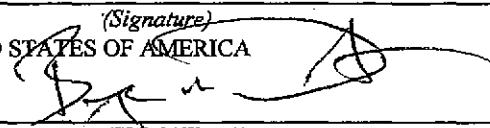


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 4 TO LEASE NO. GS-11B-01815	DATE FEB - 7 - 2005
ADDRESS OF PREMISES		1425 NEW YORK AVE., NW 1425 NEW YORK AVE. NW WASHINGTON, DC 20005-2108	
THIS AGREEMENT, made and entered into this date by and between whose address is:			
RPT 1425 NEW YORK AVENUE, LLC REPUBLIC PROPERTIES CORPORATION 1280 MARYLAND AVE., SW, SUITE 280 WASHINGTON, DC 20024-2150			
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 <u>12/21/05</u> , as follows:			
Issued to reflect the operating cost escalation provided for in the basic lease agreement."			
Base (CPI-W-U.S. City Avg)	NOVEMBER	2004	186.8
Corresponding Index	NOVEMBER	2005	193.4
Base Operating Cost Per Lease	\$ 1,422,488.00		
% Increase in CPI-W	0.035331906		
Annual Increase In Operating Cost	\$ 50,259.21		
Less Previous Escalation Paid	\$ -		
Annual Increase In Operating Cost Due Lessor	\$ 50,259.21		
Effective <u>12/21/05</u> , the annual rent increased by		\$ 50,259.21 . The new annual rent is	
\$ 9,737,249.86 payable at the rate of \$811,437.49		per month in arrears. The rent check	
shall be made payable to:			
RPT 1425 NEW YORK AVENUE, LLC REPUBLIC PROPERTIES CORPORATION 1280 MARYLAND AVE., SW, SUITE 280 WASHINGTON, DC 20024-2150			
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 WEH/GALAXY 800 N. CAP/MDH CAP. LLC			
BY _____			
(Signature)		(TITLE)	
IN THE PRESENCE OF (WITNESSED BY:)			
(Signature)		(Address)	
UNITED STATES OF AMERICA			
BY 		GSA, NCR, PBS, CBD	
(SIGNATURE)		(Official Title)	