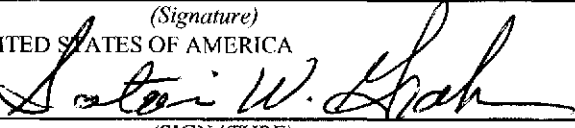


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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------------------------------------------------|----------------------------|
| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | | SUPPLEMENTAL AGREEMENT NO. 10 TO LEASE NO. GS-11B-01815 | DATE AUG 22 2008 |
| 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>12/21/06</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 | 2005 | 193.4 |
| Corresponding Index | November | 2006 | 196.8 |
| Base Operating Cost Per Lease | | | \$ 1,594,066.04 |
| % Increase in CPI-W | | | 0.017580145 |
| Annual Increase In Operating Cost | | | \$ 28,023.91 |
| Less Previous Escalation Paid | | | \$ - |
| Annual Increase In Operating Cost | | | \$ 28,023.91 |
| Effective <u>12/21/06</u> , the annual rent increased by \$ 28,023.91. The new annual rent is | | | |
| \$ 10,533,630.78 payable at the rate of | | \$ 877,802.57 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  | | | |
| (SIGNATURE) | | GSA, NCR, PBS, CBD (Official Title) | |