

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

No. 10
GS-11B-01843

DATE DEC 15 2010

ADDRESS OF PREMISES

Patrick Henry Building
601 D Street, NW
Washington, D.C. 20004-2904

THIS AGREEMENT, made and entered into this date by and between
whose address is:

LHL Realty Company DC, LLC

C/O Algin Management
64-35 Yellowstone Boulevard
Forest Hills
New York-Manhattan, NY 11375-1717

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 as follows:

Issued to reflect the annual real estate tax escalation provided in the basic lease agreement.

COMPARISON YEAR	09/01/09 - 08/31/10	\$4,535,003.79
BASE YEAR	As established per SF-2 dtd 09/13/05	\$2,242,518.88
INCREASE		2,292,484.91
PERCENTAGE OF GOVERNMENT OCCUPANCY		100.00%
TAX INCREASE DUE LESSOR		\$ 2,292,484.91

Attorneys Fees

Proposed Assessment (Tax Year 2010)	\$247,267,000.00
Assessment Results after Appeal	\$243,967,400.00
Tax Savings	\$3,299,600.00
Tax Savings times 1.85/100	\$61,042.60
Government Occupancy	100.00%
Tax Savings	\$61,042.60
Amount Due Lessor (25% of Amount Due for Current Year)	\$15,260.65

The Lessor is entitled to a one-time payment in the amount of
payable in arrears. Check shall be payable to:

\$ 2,307,745.56

LHL Realty Company DC, LLC
Algin Management
64-35 Yellowstone Boulevard
New York-Manhattan, NY 11375-1717

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: LHL Realty Company DC, LLC

BY _____

(Signature)

(Title)

IN THE PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA

BY 

(Signature)

Joe T. Berlin

Contracting Officer, GSA Office of Leasing
(Official Title)

Today's Date:

December 8, 2010

Analyst	Rochelle Yorkshire
Specialist	
Lease No.:	GS-11B-01843
Location Code:	DC1216ZZ
SLA NO.	9
Square Footage:	520,180
Effective date:	10/14/2010
Type of Action	2009 RET

Building Information	
Building Name:	Patrick Henry Building
Building Address:	601 D Street, NW
City/State/Zip	Washington, D.C. 20004-2904

Lessor Information	
Name:	LHL Realty Company DC, LLC C/O Algin Management
Street Address:	64-35 Yellowstone Boulevard Forest Hills
City/State/Zip:	New York-Manhattan, NY 11375-1717

Payee Information (note: make sure this information = R620)	
Name:	LHL Realty Company DC, LLC Algin Managment
Street Address:	64-35 Yellowstone Boulevard
City/State/Zip:	New York-Manhattan, NY 11375-1717

COMPUTATION		
Comparison Year	2009	
	09/01/09 - 08/31/10	
2nd half 2009	09/01/09 - 09/30/09	\$403,223.30
1st half 2010	10/01/09 - 03/31/10	\$2,253,698.45
2nd half 2010	04/01/10 - 08/31/10	\$1,878,082.04
TOTAL COMPARISON YEAR		\$4,535,003.79
Base Year	As established per SF-2 dtd 09/13/05 09/01/05 - 08/31/06	
TOTAL BASE YEAR	per SF-2 dtd 09/13/05	\$2,242,518.88
(Increase) or Decrease		\$2,292,484.91
Government Share		100.00%
		\$2,292,484.91

Proposed Assessment (Tax Year 2010)	\$247,267,000.00
Assessment Results after Appeal	\$243,967,400.00
Tax Savings	\$3,299,600.00
Tax Savings times 1.85/100	\$61,042.60
Government Occupancy	100.00%
Tax Savings	\$61,042.60
Amount Due Lessor (25% of Amount Due for Current Year)	\$15,260.65

Total Amount Due to the Lessor

\$2,307,745.56