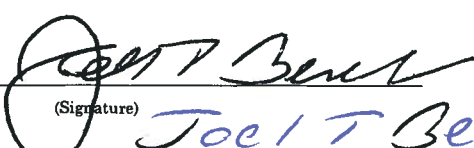


<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b> <div style="text-align: right;">No. 21</div> <b>TO LEASE NO. GS-11B-01932</b>	<b>DATE :</b> <span style="font-size: 1.2em; font-weight: bold;">JAN 09 2013</span>
<b>ADDRESS OF PREMISES</b> Liberty Square 450 5th Street, NW Washington, DC 20001-2739		
THIS AGREEMENT, made and entered into this date by and between <b>Judiciary Plaza, LLC</b> whose address is: <div style="text-align: center;">5225 Wisconsin Ave., NW Suite 601 Washington, DC 20015-2024</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 covenant and agree that the said lease is hereby amended as follows:		
Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.		
COMPARISON YEAR	2012	\$3,497,900.72
BASE YEAR	2008	\$3,325,850.00
INCREASE		\$172,050.72
PERCENTAGE OF GOVERNMENT OCCUPANCY		99.03%
AMOUNT DUE TO LESSOR		\$170,381.83
The Lessor is entitled to a one-time lump sum payment in the amount of payable in arrears. This amount shall be paid with your next rent check:		<b>\$170,381.83</b>
Judiciary Plaza, LLC c/o Brophy Properties, Inc. Andrew T. Brophy 5225 Wisconsin Ave., NW Suite 601 Washington, DC 20015-2024		
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.		
<b>LESSOR: Judiciary Plaza, LLC</b>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">           BY _____            (Signature)         </div> <div style="width: 45%;">           _____            (Title)         </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">           IN THE PRESENCE OF             _____            (Signature)         </div> <div style="width: 45%;">           _____            (Address)         </div> </div>		
<b>UNITED STATES OF AMERICA</b>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">           BY             (Signature)         </div> <div style="width: 45%;">           _____            Contracting Officer, GSA Office of Leasing            (Official Title)         </div> </div>		