

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 6

DATE
JAN 2 2008

LEASE NO. GS-11B-01932

ADDRESS OF PREMISES:
Liberty Square
450 Fifth Street, NW
Washington, DC 20001

THIS AGREEMENT, made and entered into this date by and between: Judiciary Plaza Limited Partnership

Whose address is: 1233 20th Street, NW
Suite 206
Washington, DC 20001

And whose interest in the property hereinafter described is that of the Owner, 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 covenant and agree that the said lease is hereby amended as follows:

1. This Supplemental Lease Agreement No. 6 is hereby issued to formally acknowledge that the Government has elected to occupy the Premises in phased increments pursuant to General Clause 12, Progressive Occupancy, of the Lease.
2. In connection with the Government's phased occupancy of the Premises, the Government accepts a portion of the lower lobby level (2,013 BRSF) and 1st floor (2,999 BRSF) and the entirety of floors 2, 5, 6 and 10 (152,842 BRSF) of the Building as substantially complete as of November 7, 2007. As such, pursuant to General Clause 12 of the Lease, the rent commencement date for this portion of the Building is November 8, 2007. The Government is obligated to pay the Lessor, upon full execution hereof, rent for this portion of the Building in the amount of \$416,320.12 for the period from November 8, 2007 through November 30, 2007. From and after December 1, 2007, the Government shall pay to Lessor rent for this portion of the Building in the amount of \$6,606,819.23 annually, payable at the rate of \$550,568.27 per month in arrears.

The Government is due a rent credit in accordance with Paragraph 1.13 "Broker Commission and Commission Credit" of the lease. The Government shall take this rent credit as detailed in Supplemental Lease Agreement #2 beginning in the first full month after full lease occupancy by the Government.

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 money whatsoever is due under this agreement until thirty days after the date of execution by the Government's Contracting Officer.

All other terms and conditions of the Lease shall remain in force and in effect.

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

LESSOR: Judiciary Plaza Limited Partnership

By: Brophy Properties, Inc.
BY [Signature]
(signature)
By: CEI Realty, Inc.

[Signature]
(Title)

BY [Signature]
(signature)

PRESIDENT
(Title)

IN THE PRESENCE OF

[Signature]
(signature)

[Redacted]
(Address)

UNITED STATES OF AMERICA

BY [Signature]
(signature)

Contracting Officer
(official Title)