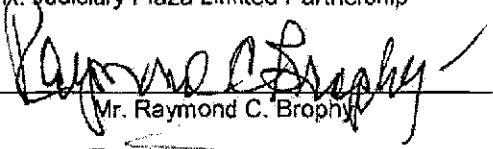


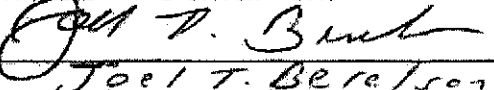


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT. No. 7	DATE JUL 28 2008
TO LEASE NO. GS-11B-01932		
ADDRESS OF PREMISES: Liberty Square 450 Fifth Street, NW Washington, DC 20001		
THIS AGREEMENT, made and entered into this date by and between: Judiciary Plaza Limited Partnership Whose address is: 1233 20th Street, N.W. Suite 206 Washington, D.C. 20036 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 upon execution by the Government as follows: This Supplemental Lease Agreement (SLA) is issued to amend Paragraph 2 of SLA # 5 regarding the rent commencement date of the garage. The Government shall take control of 121 parking spaces or one-half of the garage on Level C1 as of November 16, 2007. As of December 1, 2007, the Government shall take control of the remainder of the garage, maintaining full control of the entire parking garage consisting of 242 spaces until lease expiration. Rent for the garage shall commence on November 15, 2007 for half of the garage, and shall increase to the full amount of rent for the garage beginning December 1, 2007, coterminous with the base lease. Effective November 16, 2007, the annual rent for the lease shall increase by [REDACTED] per month) from \$19,984,148.64 to \$20,347,303.52 to reflect the acceptance of one-half of the parking garage. Effective December 1, 2007, the annual rent shall increase an additional \$363,154.88 to reflect the total rent for the parking garage of \$726,309.76 per year ([REDACTED] X 242 parking spaces). The new total annual rent shall increase to \$20,710,458.40 at the rate of \$1,725,871.53 per month in arrears in accordance with SLA #3 that established an amended project schedule and rent commencement dates for the phased tenant improvements. Commencing on the first anniversary date of the Lease effective date, and every anniversary thereafter, the annual rent for parking shall increase by 2% of the previous year's adjusted rate. The operating cost base shall remain at \$3,408,085.94 (\$8.21/BOASF for 415,114 BOASF) The percentage of occupancy shall remain at 99.03%. 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 effect. IN WITNESS WHEREOF, the parties subscribed their names as of the above date. LESSOR: Judiciary Plaza Limited Partnership <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> By <u></u> Mr. Raymond C. Brophy </div> <div style="width: 45%; text-align: center;"> _____ for Brophy Properties, Inc </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> By <u></u> Mr. Lawrence C. Nussdorf </div> <div style="width: 45%; text-align: center;"> _____ for CEI Realty, Inc </div> </div>		
IN THE PRESENCE OF (witnessed by:) <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <u></u> (Signature) </div> <div style="width: 45%;"> <u>1233-20th Street, NW</u> <u>Washington DC 20036</u> (Address) </div> </div>		
UNITED STATES OF AMERICA <u></u> Joel T. Berelson		
Contracting Officer (Official Title)		