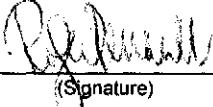


|   |   |                    |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
|---|---|--------------------|-----------------|------|----------------|-----------|------|----------------|-------------------|--|--------------|------------------------------------|--|--------|--------------------------------|--|-----------------|------------------------------------|--|-------------------|---------------------------------|--|-------------------|-------------------------|--|------------------|---------------------------|--|-----------------|----------------------|--|--------|-------------|--|-----------------|---|--|---------------|---------------------------------------|--|---------------|--------------------------------|--|----------------|
| <b>GENERAL SERVICES ADMINISTRATION</b><br><b>PUBLIC BUILDINGS SERVICE</b><br><b>SUPPLEMENTAL LEASE AGREEMENT</b>  | <b>SUPPLEMENTAL AGREEMENT</b><br>No. 10<br><b>TO LEASE NO. LDC01934</b> | <b>DATE</b> 2-8-10 |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| <b>ADDRESS OF PREMISES</b><br>POTOMAC CENTER NORTH<br>500 12TH STREET, SW<br>WASHINGTON, DC 20024-6121  |   |                    |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| THIS AGREEMENT, made and entered into this date by and between<br>whose address is: POTOMAC CENTER NORTH, INC.<br>C/O JONES LANG LASALLE<br>SUITE 1000<br>1801 K STREET, NW<br>WASHINGTON (NW), DC 20006-1301   |   |                    |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| 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.  |   |                    |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Comparison Year</td> <td style="width: 20%;">2009</td> <td style="width: 40%;">\$4,162,390.20</td> </tr> <tr> <td>Base Year</td> <td>2008</td> <td>\$4,350,601.99</td> </tr> <tr> <td>Increase/Decrease</td> <td></td> <td>(188,211.79)</td> </tr> <tr> <td>Percentage Of Government Occupancy</td> <td></td> <td>81.22%</td> </tr> <tr> <td>Tax Increase Due To The Lessor</td> <td></td> <td>\$ (152,865.62)</td> </tr> <tr> <td>Proposed Assessment (Tax Yr. 2010)</td> <td></td> <td>\$ 244,260,094.00</td> </tr> <tr> <td>Assessment Results After Appeal</td> <td></td> <td>\$ 147,442,210.00</td> </tr> <tr> <td>Reduction in Assessment</td> <td></td> <td>\$ 96,817,884.00</td> </tr> <tr> <td>Tax Savings At \$1.85/100</td> <td></td> <td>\$ 1,791,130.65</td> </tr> <tr> <td>Government Occupancy</td> <td></td> <td>81.22%</td> </tr> <tr> <td>Tax Savings</td> <td></td> <td>\$ 1,454,756.48</td> </tr> <tr> <td>Amount Due To The Lessor (25% of Tax Savings)</td> <td></td> <td>\$ 363,689.12</td> </tr> <tr> <td>Amount Due to Lessor 10/1/09-1/16/10)</td> <td></td> <td>\$ 107,612.12</td> </tr> <tr> <td>Total Amount Due to the Lessor</td> <td></td> <td>\$ (45,253.49)</td> </tr> </table> |   |                    | Comparison Year | 2009 | \$4,162,390.20 | Base Year | 2008 | \$4,350,601.99 | Increase/Decrease |  | (188,211.79) | Percentage Of Government Occupancy |  | 81.22% | Tax Increase Due To The Lessor |  | \$ (152,865.62) | Proposed Assessment (Tax Yr. 2010) |  | \$ 244,260,094.00 | Assessment Results After Appeal |  | \$ 147,442,210.00 | Reduction in Assessment |  | \$ 96,817,884.00 | Tax Savings At \$1.85/100 |  | \$ 1,791,130.65 | Government Occupancy |  | 81.22% | Tax Savings |  | \$ 1,454,756.48 | Amount Due To The Lessor (25% of Tax Savings) |  | \$ 363,689.12 | Amount Due to Lessor 10/1/09-1/16/10) |  | \$ 107,612.12 | Total Amount Due to the Lessor |  | \$ (45,253.49) |
| Comparison Year   | 2009  | \$4,162,390.20     |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| Base Year   | 2008  | \$4,350,601.99     |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| Increase/Decrease   |   | (188,211.79)       |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| Percentage Of Government Occupancy  |   | 81.22%             |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| Tax Increase Due To The Lessor  |   | \$ (152,865.62)    |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| Proposed Assessment (Tax Yr. 2010)  |   | \$ 244,260,094.00  |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| Assessment Results After Appeal   |   | \$ 147,442,210.00  |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| Reduction in Assessment   |   | \$ 96,817,884.00   |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| Tax Savings At \$1.85/100   |   | \$ 1,791,130.65    |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| Government Occupancy  |   | 81.22%             |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| Tax Savings   |   | \$ 1,454,756.48    |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| Amount Due To The Lessor (25% of Tax Savings)   |   | \$ 363,689.12      |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| Amount Due to Lessor 10/1/09-1/16/10)   |   | \$ 107,612.12      |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| Total Amount Due to the Lessor  |   | \$ (45,253.49)     |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| The Government is entitled to a one-time lump sum credit in the amount of \$ (45,253.49) payable in arrears. This amount shall be deducted from the rent check of:  |   |                    |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| POTOMAC CENTER NORTH, INC.<br>C/O JONES LANG LASALLE<br>SUITE 1000<br>1801 K STREET, NW<br>WASHINGTON (NW), DC 20006-1301   |   |                    |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| All other terms and conditions of the lease shall remain in force and effect.<br>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.   |   |                    |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| <b>LESSOR: POTOMAC CENTER NORTH, INC.</b>   |   |                    |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| BY _____<br>(Signature) (Title)   |   |                    |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| IN THE PRESENCE OF<br>_____<br>(Signature) (Address)  |   |                    |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| <b>UNITED STATES OF AMERICA</b>   |   |                    |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |
| BY  _____<br>(Signature) Contracting Officer, GSA, NCR, REAG<br>(Official Title)   |   |                    |                 |      |                |           |      |                |                   |  |              |                                    |  |        |                                |  |                 |                                    |  |                   |                                 |  |                   |                         |  |                  |                           |  |                 |                      |  |        |             |  |                 |   |  |               |                                       |  |               |                                |  |                |