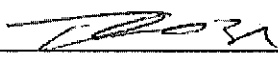
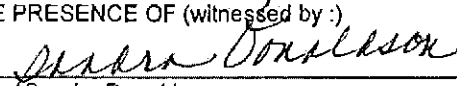



<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT NO.  <b>4</b>	DATE  <b>DEC 17 2010</b>
TO LEASE NO. <b>GS-11B-02066</b>		
ADDRESS OF PREMISES: Two Constitution Square 145 N Street, NE Washington, DC 20002-3371		
<b>THIS AGREEMENT, made and entered into this date by and between: Two Con, LLC</b>  <b>Whose address is: c/o The Northwestern Mutual Life Insurance Company</b> 720 East Wisconsin Avenue Milwaukee, WI 53202-4703		
Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.		
<b>WHEREAS, the parties hereto desire to amend the above Lease.</b>		
<b>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, <u>effective upon execution by the Government</u>, as follows:</b>		
<ol style="list-style-type: none"> <li>1. This Supplemental Lease Agreement (SLA) is issued to reflect the acceptance of space and rent commencement of 54,790 BOMA Rentable Square Feet (BRSF), yielding 49,053 ANSI/BOMA Office Area Square Feet (BOASF) located at the above-mentioned location for a term of 15 years beginning on August 23, 2010 and ending on August 22, 2025.</li> <li>2. The Government shall pay the Lessor an annual rent of \$2,629,920.00 (\$48.00/BRSF) payable at a rate of \$219,160.00 per month in arrears. Rent checks shall be made payable to: Two Con, LLC, 720 E Wisconsin Ave, Suite N16, Milwaukee, Wisconsin, 53202-4703, or in accordance with the provisions on electronic payment of funds.</li> <li>3. The Government shall be entitled to a rent abatement in the total amount of \$1,773,201.85 which applies as follows: (a) rent for the first six (6) full months of the lease term (inclusive of operating costs and amortization of the tenant improvement allowance) in the total amount of \$1,314,960.00 shall be abated entirely; and (b) a portion of the monthly shell rent shall be partially abated during the 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> full months of the lease term, in equal monthly amounts of [REDACTED], for a total of [REDACTED], to account for the Government's Commission Credit.</li> <li>4. The base for operating cost adjustments, pursuant to Paragraph 3.7 and 3.8 of the SFO, shall be \$469,550.30 (\$8.57 per BRSF).</li> <li>5. The Government's percentage of occupancy for purposes of tax adjustments, pursuant to 3.5 and 3.6 of the SFO, shall be 9.29% (54,790 BRSF/589,916 BRSF).</li> <li>6. The Government and the Lessor acknowledge that the tenant improvement allowance in the amount of \$2,035,699.50 has been fully expended.</li> </ol>		
This document will not constitute a payment until the date of execution by the Government. As a result, even though payments will be made retroactively, no rental payments are due under this agreement until (30) days after the date of execution.		
All other terms and conditions of the lease shall remain in force and effect.		
<b>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</b>		
<b>LESSOR: Two Con, LLC</b>		
BY  _____	Thomas D. Zale, Vice President (Name & Title)	
IN THE PRESENCE OF (witnessed by :)  _____ Sandra Donaldson		
720 E. Wisconsin Ave., Milwaukee, WI 53202 (Address)		
<b>UNITED STATES OF AMERICA</b>		
BY  _____ Joel T. Berelson	Contracting Officer GSA, NCR, Real Estate Division (Official Title)	