

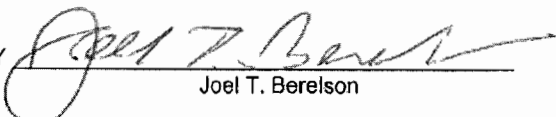


<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT NO.  <b>4</b>	DATE  <b>DEC 17 2010</b>
TO LEASE NO. <b>GS-11B-02066</b>		
ADDRESS OF PREMISES: Two Constitution Square 145 N Street, NE Washington, DC 20002-3371		
<b>THIS 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		
<b>Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.</b>		
<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.		
<b>All other terms and conditions of the lease shall remain in force and effect.</b>		
<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)	