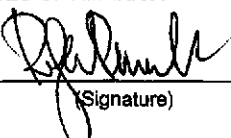


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 5 TO LEASE NO. LDC02074	DATE JUL 19 2010																										
ADDRESS OF PREMISES Transpoint Washington, DC 20593-0005																												
THIS AGREEMENT, made and entered into this date by and between 2100 2nd Street Holdings, Inc, whose address is: 2100 2nd Street Holdings, Inc, c/o Monday Properties 230 Park Avenue Suite 500 New York-Manhattan, NY																												
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 effective 5/16/2010 as follows:																												
Issued to reflect the annual parking escalation as outlined per the SF-2																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Current Information</th> </tr> </thead> <tbody> <tr> <td>ANNUAL RENT</td> <td style="text-align: right;">\$21,442,186.96</td> </tr> <tr> <td>OPERATING RENT</td> <td style="text-align: right;">\$1,390,891.32</td> </tr> <tr> <td>BASE RENT</td> <td style="text-align: right;">\$20,051,295.64</td> </tr> <tr> <th colspan="2" style="text-align: center;">Parking Escalation</th> </tr> <tr> <td>Base Parking Rent</td> <td style="text-align: right;">[REDACTED]</td> </tr> <tr> <td>3% Increase</td> <td style="text-align: right;">[REDACTED]</td> </tr> <tr> <td>New Base Parking Rent</td> <td style="text-align: right;">[REDACTED]</td> </tr> <tr> <th colspan="2" style="text-align: center;">New Information</th> </tr> <tr> <td>ANNUAL RENT</td> <td style="text-align: right;">\$21,488,611.12</td> </tr> <tr> <td>OPERATING RENT</td> <td style="text-align: right;">\$1,390,891.32</td> </tr> <tr> <td>BASE RENT</td> <td style="text-align: right;">\$20,097,719.80</td> </tr> <tr> <td>Monthly Rent</td> <td style="text-align: right;">\$1,790,717.59</td> </tr> </tbody> </table>			Current Information		ANNUAL RENT	\$21,442,186.96	OPERATING RENT	\$1,390,891.32	BASE RENT	\$20,051,295.64	Parking Escalation		Base Parking Rent	[REDACTED]	3% Increase	[REDACTED]	New Base Parking Rent	[REDACTED]	New Information		ANNUAL RENT	\$21,488,611.12	OPERATING RENT	\$1,390,891.32	BASE RENT	\$20,097,719.80	Monthly Rent	\$1,790,717.59
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Effective 5/16/2010 , the annual rent is increased by [REDACTED] The new annual rent is \$21,488,611.12 payable at the rate of \$1,790,717.59 per month.																												
The rent shall be made payable to: 2100 2nd Street Holdings, LLC C/O Monday Properties Attn: Theresa Piscitelli 230 Park Avenue Suite 500 New York- Manhattan, NY 10169-5000																												
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: 2100 2nd Street Holdings, Inc,																												
BY _____ <div style="display: flex; justify-content: space-between;"> (Signature) (Title) </div>																												
IN THE PRESENCE OF <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div> _____ (Signature) </div> <div> _____ (Address) </div> </div>																												
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BY  _____ <div style="display: flex; justify-content: space-between;"> (Signature) Contracting Officer, GSA, NCR, PBS, DC Service Center (Official Title) </div>																												