

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 1 TO LEASE NO. GS-11B-02074	DATE JUN 10 2009
ADDRESS OF PREMISES Transpoint 2100 2nd Street, SW Washington, DC 20593			
THIS AGREEMENT, made and entered into this date by and between 2100 2nd Street Holdings, LLC whose address is: 2100 2nd Street Holdings, LLC c/o Monday Properties 230 Park Avenue Suite 500 New York-Manhattan, NY 10169			
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, effective <u>5/16/09</u> , as follows:			
Base (CPI-W-U.S. City Avg)	April	2008	210.698
Corresponding Index	April	2009	207.925
Base Operating Cost Per Lease			\$ 1,409,441.00
% Increase in CPI-W			(0.013161017)
Annual Increase In Operating Cost			\$ (18,549.68)
Effective <u>5/16/09</u> , the annual rent decreased by \$ (18,549.68). The new annual rent is \$ 19,894,714.96 payable at the rate of \$1,657,892.91 per month in arrears. The rent check shall be made payable to:			
2100 2nd Street Holdings, LLC c/o Monday Properties 230 Park Avenue Suite 500 Attn: Theresa Piscitelli New York-Manhattan, NY 10169			
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, LLC			
BY _____ (Signature) _____ (TITLE)			
IN THE PRESENCE OF (WITNESSED BY:)			
_____ (Signature) _____ (Address)			
UNITED STATES OF AMERICA			
BY <u>Lisa Richmond</u> (SIGNATURE)		Contracting Officer, GSA, NCR, PBS (Official Title)	