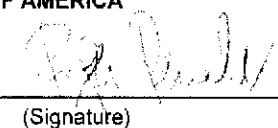


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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT No. 9 TO LEASE NO. LDC02074 | DATE JUN 08 2011 |
| ADDRESS OF PREMISES Transpoint Washington, DC 20593-0005 | | |
| THIS AGREEMENT, made 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 5/16/2011 as follows: | | |
| Issued to reflect the annual operating cost escalation provided for in the basic lease agreement. | | |
| Base (CPI-W-U.S. City Avg) Corresponding Index Base Operating Cost Per Lease % Increase in CPI-W Annual Increase In Operating Cost | April April | 2010 2011 |
| | | 213.958 221.743 \$ 1,431,248.41 0.036385646 \$ 52,076.90 |
| Effective 5/16/2011 , the annual rent is increased by \$ 52,076.90 The new annual rent is \$ 21,628,861.99 payable at the rate of \$ 1,802,405.17 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 _____ (Signature) _____ (Title) | | |
| IN THE PRESENCE OF | | |
| _____ (Signature) _____ (Address) | | |
| UNITED STATES OF AMERICA | | |
| BY  _____ (Signature) Contracting Officer, GSA, NCR, PBS, REAG (Official Title) | | |