

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 13 TO LEASE NO. LDC02074	DATE AUG 15 2009
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ADDRESS OF PREMISES
 Transport
 2100 2nd Street SW
 Washington, DC 20593-0005

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 10169-5000

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 as follows:

Issued to reflect the annual real estate tax adjustment provided for in the basic lease agreement.
 The revision is a result of a successful tax appeal for 2009. Since 2009 annual taxes are part of the base year, the base year amount has been lowered. As a result the Lessor is due additional funds.

Comparison Year	5/16/09-5/15/10	\$3,502,697.32
Base Year	5/16/08-5/15/09	\$3,315,724.84
Increase/ Decrease		\$186,972.48
Government Share		97.43%
Total Due to Lessor		\$182,167.28
Paid per SLA 7		\$156,436.60
Additional Due to the Lessor		\$25,730.68

Comparison Year	5/16/10-5/15/11	\$3,402,899.81
Base Year	5/16/08-5/15/09	\$3,315,724.84
Increase/ Decrease		\$87,174.97
Government Share		97.43%
Total Due to Lessor		\$84,934.57
Paid per SLA 10		\$19,308.87
Additional Due to the Lessor		\$65,627.70

Proposed Assessment (Tax Year 2009)	\$191,854,400.00
Assessment Results after Appeal	\$186,000,000.00
Reduction in Assessment	\$5,854,400.00
Tax Savings times 1.85/100	\$108,306.40
Fee at 25% of Tax savings	\$27,076.60
Government Occupancy	97.43%
Total Due for Tax appeal	\$26,380.73

The Lessor is entitled to a one-time lump sum payment in the amount of **\$117,739.12** payable with the next rent payment.

The rent shall be made payable to:
 2100 2nd Street Holdings, LLC
 c/o Monday Properties
 230 Park Avenue
 Suite 500
 New York- Manhattan, NY 10169-5000
 Theresa Piscitelli

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.

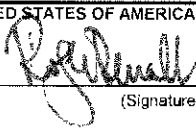
LESSOR: **2100 2nd Street Holdings, LLC**

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF

 (Signature) _____ (Address)

UNITED STATES OF AMERICA

BY  (Signature) _____ Contracting Officer, GSA, NCR, PBS, REAG (Official Title)