

GENERAL SERVICES ADMINISTRATION-
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

No. 1

DATE

FEB 24 2011

TO LEASE NO.

GS-11B-02087

ADDRESS OF PREMISES: 1801 L Street, NW Washington, DC 20036-3811

THIS AGREEMENT, made and entered into this date by and between: Eleven Eighteen Limited Partnership

whose address is: c/o Cushman & Wakefield
1717 Pennsylvania Avenue, NW
Washington, DC 20006-4614

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 upon execution by the Government, as follows:

This Supplemental Lease Agreement (SLA) is issued to establish March 1, 2010 as the rent commencement date and the Government's acceptance of 19,440 Rentable Square Feet (RSF)/ 16,579 ANSI BOMA Office Area Square Feet (BOASF) of space acquired by the Government on the second floor of the building known as 1801 L Street located at 1801 L Street, NW, Washington, DC 20036-3811. The lease term will be for five (5) years and shall expire on February 28, 2015.

Annual Rent: The annual rent for the space accepted above shall be \$774,736.67 (\$46.73/BOASF [\$45.73/BOASF + \$1.00/BOASF daytime cleaning premium]) at the rate of \$64,561.39 per month in arrears. The annual rent includes an operating cost base of \$249,845.53 (\$15.07/BOASF), base real estate taxes, and \$66,316 to amortize a tenant improvement allowance of \$331,580 (\$20.00/BOASF) at zero percent (0%) annual interest. The operating cost base includes the daytime cleaning premium.

All other terms and conditions of the lease shall remain in full force and effect.

This document will not constitute a payment until the date of execution by the Government. As a result, no payments whatsoever are due under this agreement until thirty (30) days after the date of execution. Any amount due thereunder will not accrue interest until that time.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

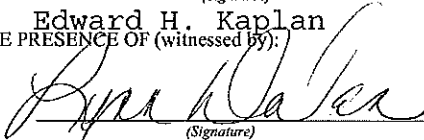
Lessor: Eleven Eighteen Limited Partnership

BY


(Signature)

Edward H. Kaplan

IN THE PRESENCE OF (witnessed by):


(Signature)

General Partner

(Title)


(Address)

UNITED STATES OF AMERICA:

BY


(Signature)

Contracting Officer, GSA, NCR
(Official Title)

Service Delivery Team