

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1 TO LEASE NO. GS-11B-02097	DATE March 8, 2010
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ADDRESS OF PREMISES
 2000 L Street, NW, Ste. 600
 Washington, DC 20036

THIS AGREEMENT made and entered into this date by and between 2000 L CO LLC.

whose address is c/o Brookfield Properties Management LLC
 750 9th Street, NW, Suite 700
 Washington, DC 20001 - 4590

And whose interest in the property hereinafter described is that of the Owner 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 Lessor and the Government, as follows:

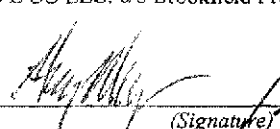
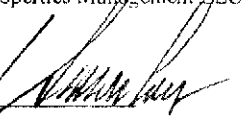
1. SLA No. 1 is hereby issued to establish the lease commencement (and rent start) date of March 8, 2010 for a ten year term expiring March 7, 2020 for the premises at 2000 L Street, N.W., Suite 600 Washington, DC for a total of 9,953 BOMA rentable square feet (BRSF) equivalent to 8,580 ANSI/BOMA office area square feet (BOASF).
2. Per the SF-2, the Government shall pay the Lessor the annual rent of \$437,931.78 (\$51.041 per BOASF or \$44.00 per BRSF) at the rate of \$36,494.32 per month in arrears. Rent for a lesser period shall be prorated. The annual rent is inclusive of base operating costs and base real estate taxes. Operating costs and real estate taxes shall be adjusted in accordance with the lease terms as outlined in the Solicitation for Offers No. 08-035. Rent checks shall be made payable to: 2000 L CO LLC at [REDACTED]
3. The Government shall pay to the Lessor a one-time, lump sum payment in the amount of \$34,666.22 as part of the settlement for the Thirty-three (33) day delay the Government incurred during the initial space build out. The Government shall make such payment to the Lessor within thirty (30) days of the effective date of this SLA No. 1.
4. The Tenant Improvement allowance of \$391,162.20 has been fully amortized and utilized by the US Government and has a remaining balance of zero.

This document will not constitute an obligation until the date of execution by the United States which execution shall be within thirty (30) days of the Government's receipt of the SLA executed by the Lessor. Therefore, while payments may be made retroactively, no monies whatsoever are due until thirty (30) days after the date of execution by the Government. Any amount due will not accrue interest until that time.

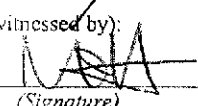
All other terms and conditions of the lease shall remain in full force and effect.

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

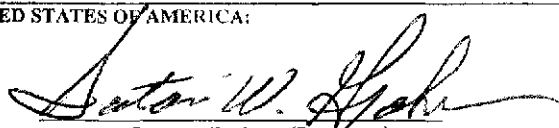
Lessor: 2000 L CO LLC, c/o Brookfield Properties Management LLC

BY  (Signature)	Gregory B. Meyer Sr. Vice President (Title)	 Simon Carney Vice President and Regional Counsel
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IN THE PRESENCE OF (witnessed by):

 (Signature)	750 9th St NW - suite 700 Washington, DC 20001 (Address)	
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UNITED STATES OF AMERICA:

BY  Santoni W. Graham (Signature)	Contracting Officer, GSA, NCR, PBS, WPG (Official Title)
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