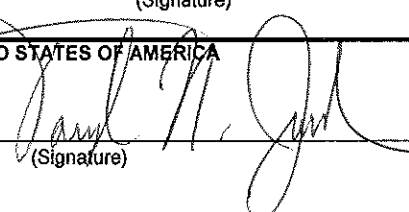


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2 TO LEASE NO. LDC02183	DATE SEP 8 - 2011
ADDRESS OF PREMISES One Lafayette Ctr. 1120 20th St, NW Washington, DC 20036-3406		
THIS AGREEMENT, made and entered into this date by and between Lafayette Centre Property, LLC whose address is: Lafayette Centre Property, LLC c/o Beacon Capital Partners, LLC 200 State Street, 5th Floor Boston, MA 02109-2628		
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 August 9, 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 Less Previous Escalation Paid Annual Increase In Operating Cost Due Lessor	July July	2010 2011 \$52,936.00 0.041085003 \$2,174.88 \$0.00 \$2,174.88
Effective August 9, 2011 , the annual rent is increased by \$2,174.88 The new annual rent is \$266,596.88 payable at the rate of \$22,216.41 per month.		
The rent shall be made payable to: Lafayette Centre Property, LLC c/o Beacon Capital Partners, LLC 200 State Street, 5th Floor Boston, MA 02109-2628		
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: Lafayette Centre Property, LLC		
BY _____ (Signature) (Title)		
IN THE PRESENCE OF _____ (Signature) (Address)		
UNITED STATES OF AMERICA BY  _____ (Signature) Contracting Officer, GSA, NCR, PBS, DC South Service Delivery Team (Official Title)		