

SUPPLEMENTAL LEASE AGREEMENT

No. 1

November 3, 2010

TO LEASE NO.

GS-11B-02190

ADDRESS OF PREMISES

1717 Pennsylvania Avenue NW 11th Floor
Washington, DC 20006-4614

THIS AGREEMENT made and entered into this date by and between 1717 Pennsylvania Avenue, LP
Whose address is:

c/o Tishman Speyer
1875 Eye Street, NW Suite 300
Washington, DC 20006-5405

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 Government, as follows:

Supplemental Lease Agreement (SLA) No.1 is hereby issued to establish the lease commencement and rent start date for the premises at 1717 Pennsylvania Avenue N.W., 11th Floor Washington, DC for a total of 16,379 BOMA rentable square feet (BRSF) equivalent to 13,220 ANSI/BOMA office area square feet (BOASF) of office and related space, effective October 22, 2010 for a firm ten (10) year term. The lease expiration date for this space is October 21, 2020.

In addition, this SLA, reflects an increase in the tenant improvement allowance from \$20.00/BOASF (already included in the rent) to \$49.10/BOASF (\$649,102.00 total) in accordance with Paragraph 6(b) of the SF2.

Accordingly, Paragraph 3 of the SF2 is amended to read as follows: The Government shall pay the Lessor an annual rent of \$1,046,678.14 (\$77.99/BOASF [\$74.29/BOASF + \$1.75/BOASF daytime cleaning premium] + \$15,600 for Parking) at a rate of \$87,223.18 per month in arrears. Rent for a lessor period shall be prorated. The annual rent includes an operating cost base of \$202,001.60 (\$15.28/BOASF [\$13.53/BOASF + \$1.75/BOASF daytime cleaning premium]), a real estate tax base, a BID tax base, 5 unreserved parking permits at a monthly rate of \$260 per parking permit or \$15,600 annually, and \$26,440.00 to amortize a tenant improvement allowance of \$264,400.00 (\$20.00/BOASF) at zero percent (0%) annual interest and \$48,964.34 to amortize a tenant improvement allowance of \$384,702.00 (\$29.10/BOASF) at five percent (5%) annual interest over the initial ten (10) year lease term. Rent checks shall be payable to 1717 Pennsylvania Avenue, LP, at the address previously provided in the SF-2.

The Government's rent abatement in Section 6(g) remains unchanged in the amount of \$719,234.10 to be applied against the first year of rent (excluding daytime cleaning and parking) until exhausted.

The liability of Lessor for Lessor's obligations under this Lease shall be limited to Lessor's interest in the real property of which the Premises are a part and to this Lease and the Government shall not look to any other property or assets of Lessor or the property or assets of any direct or indirect partner, member, manager, shareholder, director, officer, principal, employee or agent of Lessor (collectively, the "Parties") in seeking either to enforce Lessor's obligations under this Lease or to satisfy a judgment for Lessor's failure to perform such obligations; and none of the Parties shall be personally liable for the performance of Lessor's obligations under this Lease.

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: 1717 Pennsylvania Avenue, LP c/o Tishman Speyer

BY


(Signature)Steven R. Wechsler
Senior Managing Director

IN THE PRESENCE OF (witnessed by):


(Signature)

JESSICA L. IBURG
Notary Public, State of New York
No. 011B6142760
Qualified in Kings County
Certificate Filed in New York County
Commission Expires March 20, 2014

(Address)

UNITED STATES OF AMERICA:

BY


James Smale (Signature)Contracting Officer, GSA, NCR, PBS, WPG
(Official Title)