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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT No. 2 TO LEASE NO. GS-11B-02190 | DATE FEB 07 2012 |
|--|---|----------------------------|

ADDRESS OF PREMISES 1717 Pennsylvania Avenue, NW
1717 Pennsylvania Ave., NW
Washington, DC 20006

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

1717 Pennsylvania Avenue, LP
c/o Tishman Speyer
1875 Eye Street, NW
Suite 300
Washington, DC 20006

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 October 22, 2011 as follows:

Issued to reflect operating cost escalation provided for in the basic lease agreement.

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|-----------------------------------|-----|------|---------------|
| Base (CPI-W-U.S. City Avg) | Sep | 2010 | 214.306 |
| Corresponding Index | Sep | 2011 | 223.688 |
| Base Operating Cost Per Lease | | | \$ 202,001.60 |
| % Increase in CPI-W | | | 0.043778522 |
| Annual Increase In Operating Cost | | | \$8,843.33 |

Effective October 22, 2011, the annual rent is increased by \$8,843.33
The new annual rent is \$1,055,521.47 payable at the rate of \$87,960.12
The rent check shall be made payable to:

1717 Pennsylvania Avenue, LP
c/o Tishman Speyer
1875 Eye Street, NW
Suite 300
Washington, DC 20006

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.

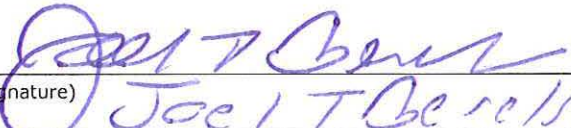
LESSOR: 1717 Pennsylvania Avenue, LP

BY _____
(Signature)

IN THE PRESENCE OF

(Signature)

UNITED STATES OF AMERICA

BY 
(Signature) Joe I T Beren

Contracting Officer, GSA, NCR, Office of Leasing
(Official Title)