GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 2 (Page 1 of 2)	DATE JUN 29 2011
	TO LEASE NO. GS-11B-02200	

ADDRESS OF PREMISES: Sentinel Square I
90 K Street, NW
Washington, DC 20002-4217

THIS AGREEMENT, made and entered into this date by and between: Sentinel Square I, LLC

Whose address is: c/o Trammell Crow Company
1055 Thomas Jefferson Street, NW
Suite 600
Washington, DC 20007-5259

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:

1. This Supplemental Lease Agreement (SLA) is issued to reflect the acceptance of space and rent commencement of 36,438 ANSI/BOMA Rentable Square Feet (BRSF), which yields 31,423 ANSI/BOMA Office Area Square Feet (ABOA) and consists of 677 BRSF (596 ABOA) on the first floor and 35,761 BRSF (30,827 ABOA) on the third floor, and three (3) reserved parking spaces for Official Government Vehicles, located at the above-mentioned location for a term of 10 years beginning on May 5, 2011 and ending on May 4, 2021.

2. The Government shall pay the Lessor an annual rent of $1,521,286.50 ($41.75/BRSF), payable at the rate of $126,773.88 per month in arrears. Rent checks shall be made payable to: Sentinel Square I, LLC, c/o Trammel Crow Company, 1055 Thomas Jefferson Street, NW, Suite 600, Washington, DC 20007-5259 or in accordance with the provisions on electronic payment of funds.

3. The Government shall be entitled to a rent abatement in the total amount of $1,732,821.39 which applies as follows: (a) rent for the first twelve (12) full months of the lease term (inclusive of operating costs and amortization of the tenant improvement allowance) in the total amount of $1,521,286.50.00 shall be abated entirely; and (b) a portion of the monthly shell rent shall be partially abated during the 13th and 14th full months of the lease term, in equal monthly amounts of $105,767.44 , for a total of $211,534.89, to account for the Government's Commission Credit.

(CONTINUED ON PAGE 2)

This document will not constitute a payment until the date of execution by the Government. As a result, even though payments will be made retroactively, no rental payments are due under this agreement until (30) days after the date of execution.

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: Sentinel Square I, LLC, a Delaware limited liability company
By: TC 90 K Street LLC, a Delaware limited liability company, its manager
By: TC MidAtlantic Development III, Inc., a Delaware corporation, its solo member

BY _____ Thomas E. Finan, Senior Vice President
(Name & Title)

IN THE PRESENCE OF (witnessed by):

_____ 1055 Thomas Jefferson St. NW, #600, Washington, DC 20007
(Signature) *(Address)*

UNITED STATES OF AMERICA

BY _____ Contracting Officer
Joel T. Berelson GSA, NCR, Lease Executions Division
(Official Title)

GSA DC 68-1178

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 2 (Page 2 of 2)	DATE JUN 29 2011
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4. The base for annual operating cost CPI adjustments, pursuant to Paragraph 4.3 of the SFO, shall be $250,329.06 ($6.87/BRSF).

5. The Government's percentage of occupancy for purposes of tax adjustments, pursuant to 4.2 C of the SFO, shall be 8.83% (36,438 BRSF/412,661 BRSF).

6. The Government and the Lessor acknowledge that the tenant improvement allowance in the amount of $1,322,279.84, amortized at a rate of 0% over the ten-year firm term, is included in the annual rent. A subsequent SLA will be issued to finalize the rent using the final tenant improvement allowance utilized. Any tenant improvement allowance not utilized shall be deducted from the annual rent.

Lessor_____ GOV"T_____