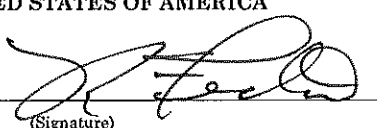


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1 TO LEASE NO. GS-11B-02275	DATE MAY 29 2012																												
ADDRESS OF PREMISES 122 C Street, NW 122 C Street, NW Washington, DC 20001-2109																														
THIS AGREEMENT, made and entered into this date by and between ZG 122 C St., LLC.  whose address is: Two Wisconsin Circle Suite 1050 Chevy Chase, MD 20815-7026																														
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 April 5, 2012 as follows:  Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.																														
<table style="width: 100%; border: none;"> <tr> <td style="width: 45%;">Base (CPI-W-U.S. City Avg)</td> <td style="width: 15%;">Mar</td> <td style="width: 15%;">2011</td> <td style="width: 25%; text-align: right;">220.024</td> </tr> <tr> <td>Corresponding Index</td> <td>Mar</td> <td>2012</td> <td style="text-align: right;">226.304</td> </tr> <tr> <td>Base Operating Cost Per Lease</td> <td></td> <td></td> <td style="text-align: right;">\$245,155.00</td> </tr> <tr> <td>% Increase in CPI-W</td> <td></td> <td></td> <td style="text-align: right;">0.028542341</td> </tr> <tr> <td>Annual Increase In Operating Cost</td> <td></td> <td></td> <td style="text-align: right;">\$6,997.30</td> </tr> <tr> <td>Less Previous Escalation Paid</td> <td></td> <td></td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Annual Increase In Operating Cost Due Lessor</td> <td></td> <td></td> <td style="text-align: right;">\$6,997.30</td> </tr> </table>			Base (CPI-W-U.S. City Avg)	Mar	2011	220.024	Corresponding Index	Mar	2012	226.304	Base Operating Cost Per Lease			\$245,155.00	% Increase in CPI-W			0.028542341	Annual Increase In Operating Cost			\$6,997.30	Less Previous Escalation Paid			\$0.00	Annual Increase In Operating Cost Due Lessor			\$6,997.30
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Effective April 5, 2012, the annual rent is increased by \$6,997.30 The new annual rent is \$1,067,238.30 payable at the rate of \$88,936.52 per month. The rent check shall be made payable to: ZG 122 C St., LLC. Two Wisconsin Circle Suite 900 Chevy Chase, MD 20815-7026																														
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: ZG 122 C St., LLC.  <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">           BY _____            (Signature)         </div> <div style="width: 45%;">           _____            (Title)         </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">           IN THE PRESENCE OF             _____            (Signature)         </div> <div style="width: 45%;">           _____            (Address)         </div> </div>																														
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