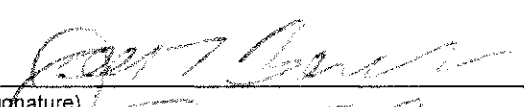


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT <div style="text-align: center;">No. 1</div> TO LEASE NO. GS-11B-12543	DATE <div style="text-align: right;">OCT 22 2012</div>																												
ADDRESS OF PREMISES <div style="text-align: right;">1331 F Street, NW Washington, DC 20004</div>																														
<p>THIS AGREEMENT, made and entered into this date by and between EJC 1331 F Street, LLC whose address is:</p> <div style="text-align: right;"> EJC 1331 F Street, LLC 425 California Street, Suite 1000 San Francisco, CA 94104-2112 </div>																														
<p>Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter covenant and agree that the said lease is hereby amended effective August 22, 2012 as follows:</p> <p>Issued to reflect operating cost escalation provided for in the basic lease agreement.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">Base (CPI-W-U.S. City Avg)</td> <td style="width: 10%;">Jul</td> <td style="width: 10%;">2011</td> <td style="width: 40%; text-align: right;">222.69</td> </tr> <tr> <td>Corresponding Index</td> <td>Jul</td> <td>2012</td> <td style="text-align: right;">225.57</td> </tr> <tr> <td>Base Operating Cost Per Lease</td> <td></td> <td></td> <td style="text-align: right;">\$ 622,482.48</td> </tr> <tr> <td>% Increase in CPI-W</td> <td></td> <td></td> <td style="text-align: right;">0.012941990</td> </tr> <tr> <td>Annual Increase In Operating Cost</td> <td></td> <td></td> <td style="text-align: right;">\$8,056.16</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;">\$8,056.16</td> </tr> </table> <p>Effective August 22, 2012, the annual rent is increased by \$8,056.16 The new annual rent is \$2,884,397.36 payable at the rate of \$240,366.45 per month. The rent check shall be made payable to:</p> <div style="text-align: right;"> EJC 1331 F Street, LLC 425 California Street, Suite 1000 San Francisco, CA 94104-2112 </div> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>			Base (CPI-W-U.S. City Avg)	Jul	2011	222.69	Corresponding Index	Jul	2012	225.57	Base Operating Cost Per Lease			\$ 622,482.48	% Increase in CPI-W			0.012941990	Annual Increase In Operating Cost			\$8,056.16	Less Previous Escalation Paid			\$0.00	Annual Increase In Operating Cost Due Lessor			\$8,056.16
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<p>BY  _____</p> <p>(Signature)</p> <div style="text-align: right;"> <u>Contracting Officer, GSA, NCR, Office of Leasing</u> (Official Title) </div>																														