GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 57	DATE SEP 0 3 2010
	TO LEASE NO. GS-11B-20715	

ADDRESS OF PREMISES
Franklin Court
1099 14th Street
Washington, DC 20005

THIS AGREEMENT, made and entered into this date by and between
Franklin Court, Inc.

whose address is: L&B Realty Advisors, LLP, c/o Lincoln PR
1099 14th Street, NW
Washington, DC 20005

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 as follows:

Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.

This BID tax calculation covers 1/1/09 forward through 12/31/09: 1 Year

1ST HALF OF CY-09	$ -	1/1/09 - 3/31/09	3 Months	$	16,513.92
2ND HALF OF CY-09	$ -	4/1/09 - 9/30/09	6 Months	$	33,027.83
1ST HALF OF CY-10	$ -	10/1/09 -12/31/09	3 Months	$	16,513.92

TOTAL COMPARISON YEAR $ 66,055.67

Total Base Year per SFO   :

(Increase) or Decrease   TOTAL BID TAX FOR YEAR 2009 $ 66,055.67

Government Share   PERCENTAGE OF GOVT OCCUPANCY   62.30%

Amount Due for Current Year $ 41,152.68

The lessor is entitled to a one-time lump sum payment for the 2009 Downtown BID tax in the amount of $ 41,152.68 payable with the next rent check.   Rent check shall be payable to :

Franklin Court
L&B Realty Advisors, LLP, c/o Lincoln PR
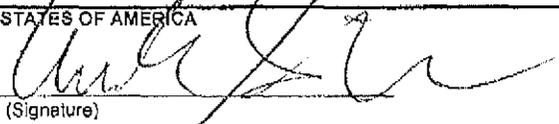1099 14th Street, NW
Washington, DC 20005

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 Franklin Court, Inc.

BY _____
     (Signature)   (Title)

IN THE PRESENCE OF

_____
     (Signature)   (Address)

UNITED STATES OF AMERICA

BY _____   Contracting Officer, GSA,NCR,PBS,Potomac
     (Signature)   (Official Title)

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