


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 45 TO LEASE NO. GS-11B-20715	DATE JAN - 5 2007
ADDRESS OF PREMISES Franklin Court 1099 14th Street Washington, DC 20005		
THIS AGREEMENT, made and entered into this date by and between whose address is: Franklin Court, Inc. Trammell Crow Company 1099 14th Street, NW Suite 100L 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.		
COMPARISON YEAR (FY)	FY 2006	\$2,870,386.00
BASE YEAR	FY 1995	\$1,455,263.00
TOTAL INCREASE		\$1,415,123.00
PERCENTAGE OF GOVERNMENT OCCUPANCY		62.30%
TAX INCREASE DUE LESSOR		\$881,621.63
The Lessor is entitled to a one-time lump sum payment in the amount of payable in arrears. This amount shall be paid with your next rent check:		\$881,621.63
Franklin Court, Inc. Trammell Crow Company 1099 14th Street, NW Suite 100L 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.		
<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>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> UNITED STATES OF AMERICA  BY _____ (Signature) </div> <div style="width: 45%;"> Contracting Officer, GSA, NCR, PBS, Potomac _____ (Official Title) </div> </div>		