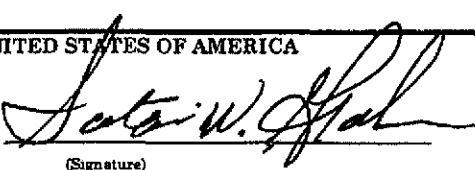


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 57 TO LEASE NO. GS-11B-20715	DATE JUL 23 2010
ADDRESS OF PREMISES <div style="text-align: center;">1099 14th Street NW Washington, DC 20005</div>		
THIS AGREEMENT, made and entered into this date by and between Franklin Court Inc whose address is: <div style="text-align: center;">1099 14th Street NW Washington, DC 20005</div>		
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 June 25, 2010 as follows:		
Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.		
Base (CPI-W-U.S. City Avg) Corresponding Index Base Operating Cost Per Lease % Increase in CPI-W Annual Increase In Operating Cost Less Previous Escalation Paid Annual Increase In Operating Cost Due Lessor	May May	2009 2010 208.77 214.12 \$1,907,136.82 0.025625796 \$48,871.90 \$0.00 \$48,871.90
Effective June 25, 2010 , the annual rent is increased by \$48,871.90 The new annual rent is \$12,516,398.36 payable at the rate of \$1,043,033.20 per month. The rent check shall be made payable to:		
Franklin Court Inc 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		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> BY _____ (Signature) </div> <div style="width: 45%;"> _____ (Title) </div> </div>		
IN THE PRESENCE OF <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> _____ (Signature) </div> <div style="width: 45%;"> _____ (Address) </div> </div>		
UNITED STATES OF AMERICA		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> BY  (Signature) </div> <div style="width: 45%;"> Contracting Officer, GSA, NCR, PBS, Potomac Service Center (Official Title) </div> </div>		