

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 31 TO LEASE NO. GS-11B20715	DATE																					
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: Franklin Court, Inc. C/O Lend Lease Re. Inv., Inc. 600 14th Street, NW - Suite 725 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 effective June 25, 2002 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: 60%;">Base (CPI-W-U.S. City Avg)</td> <td style="width: 20%; text-align: right;">1993</td> <td style="width: 20%; text-align: right;">141.90</td> </tr> <tr> <td>Corresponding Index</td> <td style="text-align: right;">2002</td> <td style="text-align: right;">175.80</td> </tr> <tr> <td>Base Operating Cost Per Lease</td> <td></td> <td style="text-align: right;">\$1,437,424.15</td> </tr> <tr> <td>% Increase in CPI-W</td> <td></td> <td style="text-align: right;">0.238900634</td> </tr> <tr> <td>Annual Increase in Operating Cost</td> <td></td> <td style="text-align: right;">\$343,401.54</td> </tr> <tr> <td>Less Previous Escalation Paid</td> <td></td> <td style="text-align: right;">\$329,219.77</td> </tr> <tr> <td>Annual Increase in Operating Cost Due Lessor</td> <td></td> <td style="text-align: right;">\$14,181.77</td> </tr> </table>			Base (CPI-W-U.S. City Avg)	1993	141.90	Corresponding Index	2002	175.80	Base Operating Cost Per Lease		\$1,437,424.15	% Increase in CPI-W		0.238900634	Annual Increase in Operating Cost		\$343,401.54	Less Previous Escalation Paid		\$329,219.77	Annual Increase in Operating Cost Due Lessor		\$14,181.77
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Effective June 25, 2002 , the annual rent is increased by \$14,181.77 The new annual rent is \$8,408,528.72 payable at the rate of \$700,710.73 per month.																							
The rent shall be made payable to: Franklin Court, Inc. C/O Lend Lease Re. Inv., Inc. 600 14th Street, NW - Suite 725 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>																							
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<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> BY <u><i>David J. Kins</i></u> 6/20/02 (Signature) </div> <div style="width: 45%;"> Contracting Officer, GSA, NCR, PBS, DC South Service Delivery Team (Official Title) </div> </div>																							