

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 44 TO LEASE NO. GS-11B-20715	DATE JUN 22 2006
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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
 Trammell Crow Company
 1099 14th Street, NW
 Suite 100L
 Washington, DC 20005**

whose address is:

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, 2006** as follows:

Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Avg)	May	1993	141.90
Corresponding Index	May	2006	198.20
Base Operating Cost Per Lease			\$1,481,761.01
% Increase in CPI-W			0.39675828
Annual Increase In Operating Cost			\$587,900.95
Less Previous Escalation Paid			\$502,274.17
Annual Increase In Operating Cost Due Lessor			\$85,626.78

Effective **June 25, 2006**, the annual rent is increased by **\$85,626.78**

The new annual rent is **\$12,069,133.96** payable at the rate of **\$1,005,761.16** per month.

The rent check shall be made payable to:

**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.

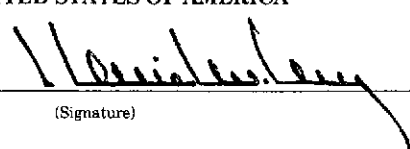
LESSOR: **Franklin Court, Inc**

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF

 (Signature) _____ (Address)

UNITED STATES OF AMERICA

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