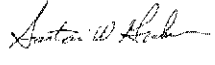


<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b> No. 70 <b>TO LEASE NO. GS-11B-20716</b>	<b>DATE</b> 07/24/2013																																																												
<b>ADDRESS OF PREMISES</b> FRANKLIN COURT 1099 14TH STREET WASHINGTON, DC 20005-3419																																																														
THIS AGREEMENT, made and entered into this date by and between  whose address is: FRANKLIN COURT INC 1099 14TH ST NW STE 100L SUITE 225 WASHINGTON, DC 20005-3419  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 Downtown BID tax provided for in the Supplemental Lease Agreement  This BID tax calculation covers 1/1/12 forward through 12/31/12: 1 Year  <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">1ST HALF OF CY-12</td> <td style="width: 5%;">\$</td> <td style="width: 5%;">-</td> <td style="width: 20%;">01/1/12 - 03/31/12</td> <td style="width: 10%;">3 Months</td> <td style="width: 10%;">\$ 16,513.92</td> </tr> <tr> <td>2ND HALF OF CY-12</td> <td>\$</td> <td>-</td> <td>04/1/12 - 09/30/12</td> <td>6 Months</td> <td>\$ 33,027.83</td> </tr> <tr> <td>1ST HALF OF CY-13</td> <td>\$</td> <td>-</td> <td>10/1/12 - 12/31/12</td> <td>3 Months</td> <td>\$ 17,634.21</td> </tr> <tr> <td colspan="5"><b>TOTAL COMPARISON YEAR</b></td> <td><b>\$ 67,175.96</b></td> </tr> <tr> <td colspan="5">Total Base Year per SFO</td> <td style="text-align: center;">=</td> </tr> <tr> <td colspan="5">(Increase) or Decrease</td> <td></td> </tr> <tr> <td colspan="5">TOTAL BID TAX FOR YEAR 2012</td> <td>\$ 67,175.96</td> </tr> <tr> <td colspan="5"></td> <td>\$ -</td> </tr> <tr> <td colspan="5">Government Share</td> <td>PERCENTAGE OF GOVT OCCUPANCY 62.30%</td> </tr> <tr> <td colspan="5">Amount Due for Current Year</td> <td><u>\$ 42,421.63</u></td> </tr> </table> The Government is entitled to a one-time payment in the amount of <b>\$ 42,421.63</b> payable in arrears. This amount shall be deducted from the rent check of:  <div style="text-align: right;">           FRANKLIN COURT INC            I&amp;B REALTY ADVISORS, LLP, C/O LINCOLN PROPERTY COMPANY            1099 14TH ST NW STE 100L            WASHINGTON, DC 20005-3419         </div> 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.			1ST HALF OF CY-12	\$	-	01/1/12 - 03/31/12	3 Months	\$ 16,513.92	2ND HALF OF CY-12	\$	-	04/1/12 - 09/30/12	6 Months	\$ 33,027.83	1ST HALF OF CY-13	\$	-	10/1/12 - 12/31/12	3 Months	\$ 17,634.21	<b>TOTAL COMPARISON YEAR</b>					<b>\$ 67,175.96</b>	Total Base Year per SFO					=	(Increase) or Decrease						TOTAL BID TAX FOR YEAR 2012					\$ 67,175.96						\$ -	Government Share					PERCENTAGE OF GOVT OCCUPANCY 62.30%	Amount Due for Current Year					<u>\$ 42,421.63</u>
1ST HALF OF CY-12	\$	-	01/1/12 - 03/31/12	3 Months	\$ 16,513.92																																																									
2ND HALF OF CY-12	\$	-	04/1/12 - 09/30/12	6 Months	\$ 33,027.83																																																									
1ST HALF OF CY-13	\$	-	10/1/12 - 12/31/12	3 Months	\$ 17,634.21																																																									
<b>TOTAL COMPARISON YEAR</b>					<b>\$ 67,175.96</b>																																																									
Total Base Year per SFO					=																																																									
(Increase) or Decrease																																																														
TOTAL BID TAX FOR YEAR 2012					\$ 67,175.96																																																									
					\$ -																																																									
Government Share					PERCENTAGE OF GOVT OCCUPANCY 62.30%																																																									
Amount Due for Current Year					<u>\$ 42,421.63</u>																																																									
<b>LESSOR:</b> Franklin Court, Inc.																																																														
BY _____ (Signature) (Title)																																																														
IN THE PRESENCE OF  _____ (Signature) (Address)																																																														
<b>UNITED STATES OF AMERICA</b>  BY  (Signature) Contracting Officer, GSA, NCR, PBS, D.C. North (Official Title)																																																														