

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT  
NO. 4

DATE APR 25 1995

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

GS- 11B-20715 "neg"

ADDRESS OF PREMISES

Franklin Court  
1099 14th Street, N.W., Washington, D.C. 20005

THIS AGREEMENT, made and entered into this date by and between,  
1330 L Street Associates, Limited Partnership

whose address is  
c/o Bellemead Development Corporation  
4 Becker Farm Road, Roseland, New Jersey 07068

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 mentioned covenant and agree that the said  
Lease is amended, effective January 1, 1995, as follows:

This Supplemental Lease Agreement is issued to reflect the request by the Government and the agreement by the Lessor to provide two security guards from 6am to 6pm Monday thru Friday, except for Federal Government holidays, to provide access control to the elevators serving the upper floors of the building. One guard will be stationed in each of the first floor elevator lobbies.

The annual cost to provide the above referenced guard service is \$111,030.15 per annum, which shall be paid by the Government at the rate of \$9,252.51 per month, in arrears with the monthly installment of annual rent. In order to reflect this increase in the rent payable under the lease, the rent set forth in Rider #2 of the Lease shall be increased accordingly and the base year operating cost for escalation purposes in section 3.5 of lease shall be increased by the same amount. To the extent the Government shall be entitled to free rent under the lease agreement, the foregoing amounts shall not be covered by such free rent and shall be paid currently from the effective date of this SLA.

The annual rent for the first five (5) year renewal term, if exercised, is hereby increased by \$155,367.01 per annum, or \$12,947.25 per month.

The annual rent for the second five (5) year renewal term, if exercised, is hereby increased by \$198,292.05 per annum, or \$16,524.34 per month.

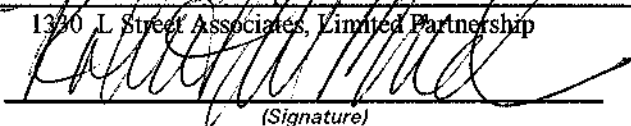
If at any time the Government shall no longer be the sole occupant of all of the above grade space at the building, Lessor shall determine an alternate location for the guards, and may require that the guards be stationed on the primary tenant floor.

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 1330 L Street Associates, Limited Partnership

BY

  
(Signature)

Senior V.P., 1330 L Corp., Managing G.P.

(Title)

IN PRESENCE OF

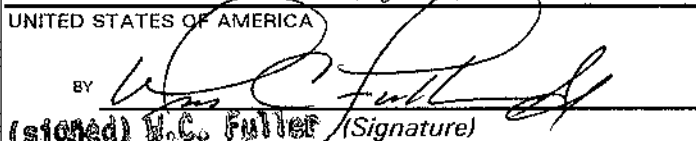
  
(Signature)

4 Becker Farm Road, Roseland, NJ 07068

(Address)

UNITED STATES OF AMERICA

BY

  
(signed) W.C. Fuller (Signature)

  
(Official Title)