

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT NO.</b> 33	<b>DATE</b>				
<b>TO LEASE NUMBER GS-11B20715</b>						
<b>ADDRESS OF PREMISES</b> 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: c/o Lend Lease Re Inv., Inc. - Suite 725 600 14th Street, NW 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 as follows:						
Issued to reflect the annual Downtown Business Improvement District tax provided for by Supplemental Lease Agreement.						
1ST HALF OF CY-02	\$	26,597.34	1/1/02 - 3/31/02	\$	13,298.67	
2ND HALF OF CY-02	\$	26,597.34		\$	26,597.34	
1ST HALF OF CY-03	\$	30,859.92	10/1/02 -12/31/02	\$	15,429.96	
Total Comparison Year					\$	55,325.97
Total Base Year					\$	-
Total BID Tax for Year					\$	55,325.97
Government Share (Percentage Occupancy by Government)						62.30%
Amount Due for Current Year					\$	34,468.08
The lessor is entitled to a one-time lump sum payment for the Downtown BID tax in the amount of:					\$	34,468.08
payable with the next rent check. The amount is payable to:						
Franklin Court, Inc. 600 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.						
<b>LESSOR:</b> Franklin Court, Inc.						
BY _____		_____				
Signature		Title				
IN THE PRESENCE OF						
_____		_____				
Signature		Address				
<b>UNITED STATES OF AMERICA</b>  BY <u>Marilene Jenkins 1-28-03</u> Contracting Officer, GSA, NCR, PBS Potomac Signature Official Title						