

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b>  <b>NO.3</b>	<b>DATE</b>																				
		<b>TO LEASE NO.</b>  <b>GS-11B-20715</b>																				
<b>ADDRESS OF PREMISES</b> <div style="text-align: right; padding-right: 50px;">             Franklin Court              1099 14th Street              Washington, VA20005           </div>																						
<p>THIS AGREEMENT, made and entered into this date by and between          whose address is: 1330 L Street Associates Limited Partnership          c/o Bellemead Development Corp.          4 Becker Farm Road          Roseland, NJ 07068</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended,          effective ----8/01/94-----, as follows:</p> <p>TO REFLECT OPERATING COST ESCALATION PROVIDED FOR IN THE BASIC LEASE AGREEMENT.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 45%;">BASE (CPI-W-U.S. City Avg)</td> <td style="width: 25%;">July 1993</td> <td style="width: 30%; text-align: right;">142.1</td> </tr> <tr> <td>CORRESPONDING INDEX</td> <td>July 1994</td> <td style="text-align: right;">145.8</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">1.026038001</td> </tr> </table> <table style="width: 100%; border: none; margin-top: 10px;"> <tr> <td style="width: 45%;">BASE OPERATING COST PER LEASE</td> <td style="width: 55%; text-align: right;">\$1,028,291.42</td> </tr> <tr> <td>% INCREASE IN CPI-W</td> <td style="text-align: right;">0.026038001</td> </tr> <tr> <td>LESS PREVIOUS ESCALATION PAID</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>ANNUAL INCREASE IN OPERATING COST</td> <td style="text-align: right;">\$ 26,774.65</td> </tr> </table> <p>EFFECTIVE AUGUST 1, 1994, THE ANNUAL RENTAL IS INCREASED BY \$26,774.65 PAYABLE          AT THE RATE OF \$2,231.22 PER MONTH IN ARREARS. THE NEW ANNUAL RENT IS          \$7,241,917.16 SUBJECT TO 18 MONTHS FREE RENT. RENT CHECKS SHALL BE PAYABLE TO:</p> <div style="text-align: center; margin-top: 10px;">             1330 L STREET ASSOCIATES LIMITED PARTNERSHIP              C/O BELLEMEAD DEVELOPMENT CORPORATION              4 BECKER FARM ROAD              ROSELAND, NJ 07068           </div> <p>All other terms and conditions of the Lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p> <p><b>LESSOR:</b></p> <p>BY _____</p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;">             _____              (Signature)           </div> <div style="width: 45%;">             _____              (Title)           </div> </div> <p>IN THE PRESENCE OF (witnessed by:)</p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;">             _____              (Signature)           </div> <div style="width: 45%;">             _____              (Address)           </div> </div> <tr> <td colspan="3" style="padding-top: 20px;"> <p><b>UNITED STATES OF AMERICA</b></p> <p>BY <u><i>[Signature]</i></u> 3/17/95              (Signature)</p> <div style="text-align: right; margin-top: 10px;"> <u>Contracting Officer</u>  <u>GSA, NCR, PBS, RED</u>              (Official Title)           </div> </td> </tr>			BASE (CPI-W-U.S. City Avg)	July 1993	142.1	CORRESPONDING INDEX	July 1994	145.8			1.026038001	BASE OPERATING COST PER LEASE	\$1,028,291.42	% INCREASE IN CPI-W	0.026038001	LESS PREVIOUS ESCALATION PAID	\$ 0.00	ANNUAL INCREASE IN OPERATING COST	\$ 26,774.65	<p><b>UNITED STATES OF AMERICA</b></p> <p>BY <u><i>[Signature]</i></u> 3/17/95              (Signature)</p> <div style="text-align: right; margin-top: 10px;"> <u>Contracting Officer</u>  <u>GSA, NCR, PBS, RED</u>              (Official Title)           </div>		
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