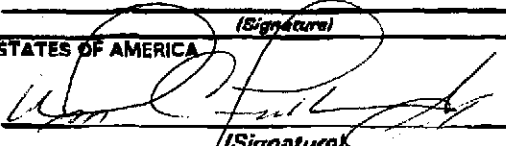
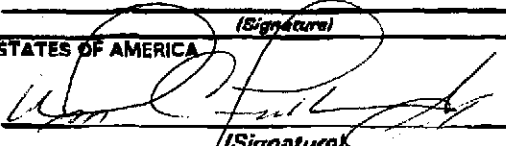
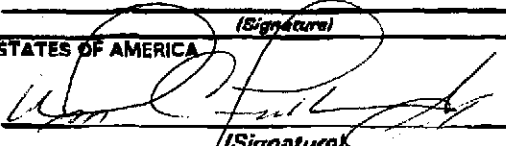


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">SUPPLEMENTAL AGREEMENT NO. <u>I</u></td> <td style="width: 50%;">DATE</td> </tr> <tr> <td colspan="2">TO LEASE NO. GS- <u>11B-20715 "Neg"</u></td> </tr> </table>	SUPPLEMENTAL AGREEMENT NO. <u>I</u>	DATE	TO LEASE NO. GS- <u>11B-20715 "Neg"</u>			
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TO LEASE NO. GS- <u>11B-20715 "Neg"</u>							
ADDRESS OF PREMISES Franklin Court, 1099 14th Street, NW, Washington, DC 20005							
<p>THIS AGREEMENT, made and entered into this date by and between, 1330 L Street Associates, Limited Partnership</p> <p>whose address is c/o Bellemead Development Corporation, 4 Becker Farm Road, Roseland, New Jersey 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 <u>upon complete execution hereof</u>, as follows:</p> <p>This Supplemental Lease Agreement is issued to reflect a composite lease commencement date of June 15, 1993 for the above referenced lease agreement. The Lessor has delivered and the Government has accepted the leased space on the 6th, 7th, 8th, 9th, 10th, 11th and Concourse levels. The Lessor remains obligated to deliver the remaining leased space on the 5th floor in accordance with the terms and conditions of the Lease.</p> <p>Paragraph 2 of the SF-2 is amended to read: To have and to hold the said premises with their appurtenances for the term beginning on June 15, 1993 through June 14, 2003, subject to termination and renewal rights as may be hereinafter set forth.</p> <p>Paragraph 3 of the SF-2 is amended to read: The Government shall pay the Lessor annual rent of \$7,923,150.00 at the rate of \$660,262.50 per month in arrears. The rent for the initial eighteen (18) months of the lease term shall be abated and free to the Government, therefore the rent commencement date shall be December 15, 1994 and an initial rent payment of \$1,001,043.15 for the period from December 15, 1994 to January 31, 1995 will be due January 2, 1995 and the stated monthly rent shall be due on the first business day of each month thereafter. Rent checks shall be made payable to 1330 L Street Associates, Limited Partnership, c/o Bellemead Development Corporation, 4 Becker Farm Road, Roseland, New Jersey 07068.</p> <p>Paragraph 3.4 of SFO 91-067 is amended to read: The percentage of Government occupancy for real estate tax purposes is 62.3%.</p> <p>Paragraph 3.5 of SFO 91-067 is amended to read: The base year operating cost for escalation purposes is \$1,326,591.20 (there shall be no abatement of operating expense increases).</p> <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> <table style="width: 100%;"> <tr> <td style="width: 50%;"> LESSOR 1330 L Street Associates, Limited Partnership BY _____ (Signature) </td> <td style="width: 50%;"> Senior V.P., 1330 L Corp., General Partner _____ (Title) </td> </tr> <tr> <td> IN PRESENCE OF _____ (Signature) </td> <td> 4 Becker Farm Road, Roseland, N.J. _____ (Address) </td> </tr> <tr> <td> UNITED STATES OF AMERICA BY  (Signature) </td> <td> CIO _____ (Official Title) </td> </tr> </table>		LESSOR 1330 L Street Associates, Limited Partnership BY _____ (Signature)	Senior V.P., 1330 L Corp., General Partner _____ (Title)	IN PRESENCE OF _____ (Signature)	4 Becker Farm Road, Roseland, N.J. _____ (Address)	UNITED STATES OF AMERICA BY  (Signature)	CIO _____ (Official Title)
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