

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 38 TO LEASE NO. GS-11B-20715	DATE
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ADDRESS OF PREMISES 1099 14th Street  
Washington, DC 20005-3419

THIS AGREEMENT, made and entered into this date by and between Franklin Court, Inc.  
 whose address is: C/O Lend Lease REI, 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 effective June 25, 2004 as follows:

Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Avg)	May	1993	141.90
Corresponding Index	May	2004	184.70
Base Operating Cost Per Lease			\$1,481,761.01
% Increase in CPI-W			0.30162086
Annual Increase In Operating Cost			\$446,930.03
Less Previous Escalation Paid			\$391,585.89
Annual Increase In Operating Cost Due Lessor			\$55,344.14

Effective June 25, 2004 the annual rent is increased by \$55,344.14  
 The new annual rent is \$11,928,163.04 payable at the rate of \$994,013.59 per month.  
 The rent check shall be made 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.

LESSOR: Franklin Court, Inc.

BY \_\_\_\_\_

(Signature)
(Title)

IN THE PRESENCE OF

\_\_\_\_\_

(Signature)
(Address)

UNITED STATES OF AMERICA

BY *Marilee Jenkins* 7-23-04 Contracting Officer, GSA, NCR, PBS Realty Services Division

(Signature)
(Official Title)