

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

No. 47

DATE **AUG 22 2007**

TO LEASE NO.

GS-11B-20715

ADDRESS OF PREMISES

Franklin Court
1099 14th Street
Washington, DC 20005

THIS AGREEMENT, made and entered into this date by and between

Franklin Court, Inc
Trammell Crow Company
1099 14th Street, NW
Suite 100L
Washington, DC 20005

whose address is:

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, 2007** 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	2007	203.66
Base Operating Cost Per Lease			\$1,481,761.01
% Increase in CPI-W			0.435236082
Annual Increase In Operating Cost			\$644,915.86
Less Previous Escalation Paid			\$587,900.95
Annual Increase In Operating Cost Due Lessor			\$57,014.91

Effective **June 25, 2007**, the annual rent is increased by **\$57,014.91**
The new annual rent is **\$12,126,148.87** payable at the rate of **\$1,010,512.41** per month.
The rent check shall be made payable to:

Franklin Court, Inc
Trammell Crow Company
1099 14th Street, NW
Suite 100L
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 

(Signature)

Contracting Officer, GSA, NCR, PBS, Potomac Service Center

(Official Title)

Today's Date: August 22, 2007

ANALYST:	Tomeka Monroe
SPECIALIST:	C. Sheckleford
Lease No.:	GS-11B-20715
Location Code:	DC0404ZZ
SLA NO.	47
Square Footage:	276,038
Effective date of cpi:	June 25, 2007

Building Information	
Building Name:	Franklin Court
Building Address:	1099 14th Street
City/State/Zip	Washington, DC 20005

Lessor Information	
Name:	Franklin Court, Inc
c/o	Trammell Crow Company
Street Address:	1099 14th Street, NW
	Suite 100L
City/State/Zip:	Washington, DC 20005

Payee Information (note: make sure this information = R620)	
Name:	Franklin Court, Inc
c/o	Trammell Crow Company
Street Address:	1099 14th Street, NW
	Suite 100L
City/State/Zip:	Washington, DC 20005

CURRENT INFORMATION			
ANNUAL RENT			\$12,069,133.96
OPERATING RENT			\$2,127,047.96
DIFFERENCE			\$9,942,086.00
OPERATING ESCALATIONS			
Base (CPI-W-U.S. City Avg)	May	1993	141.90
Corresponding Index	May	2007	203.66
Base Operating Cost Per Lease			\$1,481,761.01
% Increase in CPI-W			0.435236082
Annual Increase In Operating Cost			\$644,915.86
Less Previous Escalation Paid			\$587,900.95
Annual Increase In Operating Cost Due Lessor			\$57,014.91
NEW INFORMATION			
ANNUAL RENT			\$12,126,148.87
MONTHLY RENT			\$1,010,512.41
OPERATING RENT			\$2,184,062.87
BASE RENT			\$9,942,086.00

STAR/R620 information
Enter these figures in the STAR Payment Schedule screen

Base Rent	\$9,942,086.00
Operating Rent	\$2,127,047.96
Annual Increase	\$57,014.91
New Operating Rent	\$2,184,062.87

OTO-07-237
Jm
8/22/07