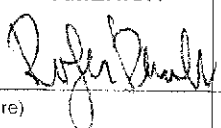


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 55 TO LEASE NO. GS-11B-30168	DATE SEP 25 2009
ADDRESS OF PREMISES Union Center Plaza IV 888 First Street, NE Washington, DC 20002		
THIS AGREEMENT, made and entered into this date by and between Rosche / 888 First Street, NE, LLC whose address is: Rosche / 888 First Street, NE, LLC c/o Union Center Plaza Mgmt Corp 840 First Street, NE - Suite 2500 Washington, DC 20002		
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 September 29, 2009 as follows:		
issued to reflect operating cost escalation provided for in the basic lease agreement.		
Base (CPI-W-U.S. City Avg) Corresponding Index Base Operating Cost Per Lease % Increase in CPI-W Annual Increase In Operating Cost Less Previous Escalation Paid Annual Increase In Operating Cost Due Lessor	Jul Jul 	1997 2009 \$ 3,047,403.00 0.389060336 \$ 1,185,623.64 \$ 1,221,432.88 \$ (35,809.24)
Effective September 29, 2009, the annual rent is increased by (\$35,809.24) The new annual rent is \$16,057,077.67 payable at the rate of \$1,338,089.81 The rent check shall be made payable to: Rosche / 888 First Street, NE, LLC 5301 Wisconsin Ave, NW - Suite 510 Washington, DC 20015		
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: Rosche / 888 First Street, NE, LLC		
BY _____ (Signature)		
IN THE PRESENCE OF _____ (Signature)		
UNITED STATES OF AMERICA BY  _____ (Signature)		
_____ Contracting Officer, Triangle Service Center (Official Title)		