

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL LEASE AGREEMENT No. 31 TO LEASE NO. GS-11B-30168	DATE OCT 27 2003
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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
820 First Street, NE - Suite 460
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 mentioned covenant and agree that the said lease is hereby amended as follows.

This SLA is issued to reflect the annual real estate tax adjustment provided for in the lease agreement.

COMPARISON YEAR	2002	\$1,953,112.25
BASE YEAR	1997	\$1,361,810.00
INCREASE		\$591,302.25
PERCENTAGE OF OCCUPANCY BY GOVERNMENT		98.94%
TAX INCREASE DUE LESSOR		\$585,034.45

The lessor is entitled to a one-time payment in the amount of \$585,034.45 payable with the next rent payment 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) (Title)

IN THE PRESENCE OF

(Signature) (Address)

UNITED STATES OF AMERICA

BY  Contracting Officer, GSA, Triangle Service Center
(Signature) (Official Title)