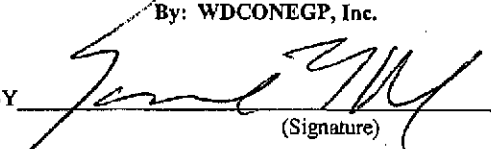
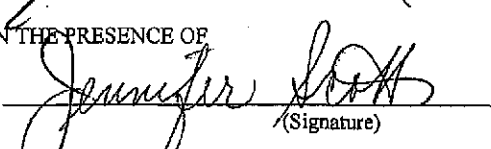
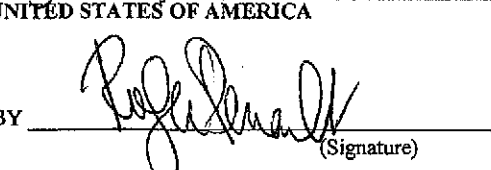


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL LEASE AGREEMENT No. 49	DATE MAR 10 2008
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS-11B-30168	PAGE 1 OF 2
ADDRESS OF PREMISES <div style="text-align: center;"> Union Center Plaza IV 888 First Street, N.E. Washington, DC 20002 </div>		
<p>THIS AGREEMENT, made and entered into this date by and between Rosche/888 First Street, N.E., LLC whose address is:</p> <div style="text-align: center; margin-top: 10px;"> Rosche/888 First Street, N.E., LLC c/o Union Center Plaza Management Corporation 840 First Street, N.E., Suite 2500 Washington, DC 20002 </div>		
<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 Lease to incorporate the Business Improvement Districts (B.I.D.) clause.</p> <p>NOW THEREFORE, these parties covenant and agree that the Lease is hereby amended as follows:</p>		
<p>3.15 BUSINESS IMPROVEMENT DISTRICTS (B.I.D.)</p> <p>A. For purposes of this amendment:</p> <p>(1) "BID" means a Business Improvement District, Special Improvement District, or other specifically defined geographical area within a taxing jurisdiction, organized and registered pursuant to enabling legislation promulgated by a State or local government, within which properties are assessed, charged or taxed solely by virtue of their location within the given area and in support of services or projects located solely within the area.</p> <p>(2) "Building" means the building(s) within which space is provided to the Government under the Lease, together with the land upon which the building is located.</p> <p>(3) "Lessor's BID Assessment" means charges, assessments or taxes levied against Lessor and/or a Building, expressed as a fixed sum per Building, solely by virtue of the Building being located within a BID.</p> <p>B. The Government agrees, when applicable, to make a single annual lump sum payment to the Lessor for its share of increases in Lessor's BID Assessment over the base year. For purposes of this clause, the base year amount of Lessor's BID Assessment will be determined as the amount in the calendar year in which lease commenced. Further, the Government and Lessor hereby agree that the base year BID tax equals zero due to the fact that the BID was established after the date of lease commencement.</p>		
<p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
<p>LESSOR: Rosche/888 First Street, N.E., LLC By: Washington DC One Interests, LP By: WDCONEGP, Inc.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>BY  (Signature)</p> </div> <div style="width: 45%; text-align: center;"> <p><u>Samuel G. Rose, President</u> (Title)</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>IN THE PRESENCE OF  (Signature)</p> </div> <div style="width: 45%; text-align: center;"> <p><u>5301 Wisconsin Avenue, NW, Suite 510</u> <u>Washington, DC 20015</u> (Address)</p> </div> </div>		
<p>UNITED STATES OF AMERICA</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>BY  (Signature)</p> </div> <div style="width: 45%; text-align: center;"> <p><u>Contracting Officer, GSA Triangle Service Center</u> (Official Title)</p> </div> </div>		


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C. The Government's share of increases in Lessor's BID Assessment shall be based upon the ratio of the ANSI/BOMA Office Area square feet occupied by the Government to the total ANSI/BOMA Office Area square feet of office and retail space in the Building (percentage of occupancy). Square footage related to parking will not be included in determining the Government's percentage of occupancy. At the Contracting Officer's sole discretion, the Government may pay its share of increases in Lessor's BID Assessment based upon the ratio of the assessed value of the space leased by the Government to the total assessed value of the Building. For purposes of this clause, the Government's percentage of occupancy is stated in the clause of this lease entitled "Tax Adjustment". Further, the Government and Lessor hereby agree that the percentage of occupancy is 98.94%.

D. The Lessor shall furnish the Government with copies of all bills reflecting Lessor's BID Assessment and evidence of payment of such Lessor's BID Assessment by the Lessor. Evidence of payment must be submitted to the Government within 60 calendar days of the date that payment is due. Failure by Lessor to submit evidence of payment as provided in this paragraph shall act as a waiver of Lessor's right to receive payment under this clause.

All other terms and conditions of the lease shall remain in force and effect.


Initial (Lessor)


Initial (Government)