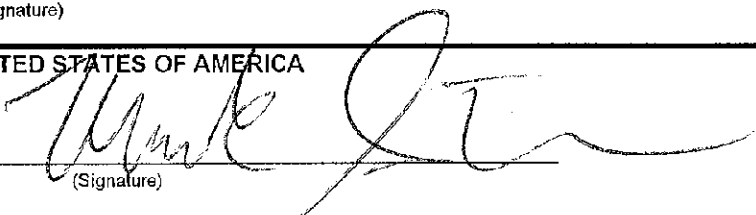


<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b> No. 28 <b>TO LEASE NO. GS-11B-30168</b>	<b>DATE</b> <b>OCT 16 2002</b>																												
<b>ADDRESS OF PREMISES</b> Union Center Plaza IV 888 First St, NE Washington, DC																														
THIS AGREEMENT, made and entered into this date by and between <b>Rosche/888 First Street, NE, LLC</b> whose address is: <div style="text-align: right; margin-right: 100px;">           Rosche/888 First Street, NE, LLC            c/o Union Center Plaza Mgmt Corp            820 First Street, NE, Suite 460            Washington, DC 20002         </div>																														
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, 2002 as follows: Issued to reflect operating cost escalation provided for in the basic lease agreement.																														
<table style="width: 100%; border: none;"> <tr> <td style="width: 45%;">Base (CPI-W-U.S. City Avg)</td> <td style="width: 10%;">July</td> <td style="width: 15%;">1997</td> <td style="width: 30%; text-align: right;">101.10</td> </tr> <tr> <td>Corresponding Index</td> <td>July</td> <td>2002</td> <td style="text-align: right;">113.10</td> </tr> <tr> <td>Base Operating Cost Per Lease</td> <td></td> <td></td> <td style="text-align: right;">\$ 3,096,301.00</td> </tr> <tr> <td>% Increase in CPI-W</td> <td></td> <td></td> <td style="text-align: right;">0.118694362</td> </tr> <tr> <td>Annual Increase In Operating Cost</td> <td></td> <td></td> <td style="text-align: right;">\$ 367,513.47</td> </tr> <tr> <td>Less Previous Escalation Paid</td> <td></td> <td></td> <td style="text-align: right;">\$ 289,335.89</td> </tr> <tr> <td>Annual Increase In Operating Cost Due Lessor</td> <td></td> <td></td> <td style="text-align: right;">\$ 78,177.58</td> </tr> </table>			Base (CPI-W-U.S. City Avg)	July	1997	101.10	Corresponding Index	July	2002	113.10	Base Operating Cost Per Lease			\$ 3,096,301.00	% Increase in CPI-W			0.118694362	Annual Increase In Operating Cost			\$ 367,513.47	Less Previous Escalation Paid			\$ 289,335.89	Annual Increase In Operating Cost Due Lessor			\$ 78,177.58
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Effective September 29, 2002, the annual rent is increased by \$78,177.58 The new annual rent is \$15,287,865.50 payable at the rate of \$1,273,988.79 The rent check shall be made payable to: <div style="text-align: right; margin-right: 100px;">           Rosche/888 First Street, NE, LLC            5301 Wisconsin Ave, NW, Suite 510            Washington, DC 20015         </div>																														
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: <b>Rosche/888 First Street, NE, LLC</b>																														
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">           BY _____            (Signature)         </div> <div style="width: 45%; border-top: 1px solid black;"></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">           IN THE PRESENCE OF             _____            (Signature)         </div> <div style="width: 45%; border-top: 1px solid black;"></div> </div>																														
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">           UNITED STATES OF AMERICA             BY             (Signature)         </div> <div style="width: 45%; text-align: right;">           Contracting Officer, Triangle Service Center            (Official Title)         </div> </div>																														