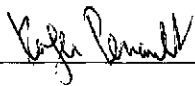


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL LEASE AGREEMENT No. 18 TO LEASE NO. GS-11B-30168	DATE JUN 28 2000
ADDRESS OF PREMISES Union Center Plaza III 888 First Street, NE Washington, DC		
THIS AGREEMENT, made and entered into this date by and between Rosche/888 First Street, NE, LLC whose address is c/o Rosche Services Corporation Frost Bank Bldg, Suite 100 5350 South Staples Drive Corpus Christi, TX 78411		
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	1999	\$1,412,702.50
BASE YEAR	1997	\$1,361,810.00
INCREASE		\$50,892.50
PERCENTAGE OF OCCUPANCY BY GOVERNMENT		98.940%
TAX INCREASE DUE LESSOR		\$50,353.04
The lessor is entitled to a one-time payment in the amount of \$50,353.04 payable with the next rent payment to:		
Capital Hill Associates c/o Union Center Plaza Management 810 First Street, NE Washington, DC 20002		
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  _____ (Signature) _____ Contracting Officer, GSA, MD East SDT (Official Title)		