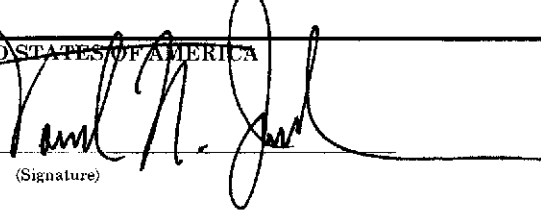


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 57 TO LEASE NO. GS-11B-30168	DATE AUG 26 2010
ADDRESS OF PREMISES Union Center Plaza IV 888 First ST NE Washington, DC 20002		
THIS AGREEMENT, made and entered into this date by and between ROSCHE/888 First Street, N.E., LLC whose address is: 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 as follows:		
Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.		
COMPARISON YEAR (CY)	2004	\$2,529,147.17
BASE YEAR	1994	\$1,361,810.00
TOTAL INCREASE		\$1,167,337.17
PERCENTAGE OF GOVERNMENT OCCUPANCY		98.94%
TAX INCREASE DUE LESSOR		\$1,154,963.40
The Lessor is entitled to a one-time credit in the amount of payable in arrear. This amount shall be deducted from the rent check:		\$1,154,963.40
ROSCHE/888 First Street, N.E., LLC. 5301 Wisconsin Ave., NW 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, N.E., LLC		
BY _____ (Signature) _____ (Title)		
IN THE PRESENCE OF _____ (Signature) _____ (Address)		
UNITED STATES OF AMERICA		
BY  _____ (Signature) _____ Contracting Officer, GSA, NCR, PBS, POTOMAC (Official Title)		