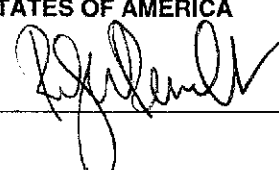
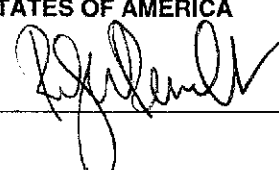
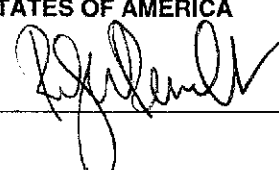


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL LEASE AGREEMENT No. 54 TO LEASE NO. GS-11B-30168	DATE MAY 14 2009															
ADDRESS OF PREMISES Union Center Plaza IV 888 First Street, NE Washington, DC 20002																	
THIS AGREEMENT, made and entered into this date by and between Rosche / 888 First Street, NE, LLC whose address is <div style="text-align: center;"> Rosche / 888 First Street, NE, LLC c/o Union Center Plaza Management Corp 840 First Street, NE - Suite 2500 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 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.																	
<table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">COMPARISON YEAR</td> <td style="width: 20%;">2008</td> <td style="width: 40%; text-align: right;">\$2,552,262.44</td> </tr> <tr> <td>BASE YEAR</td> <td>1997</td> <td style="text-align: right;">\$1,361,810.00</td> </tr> <tr> <td>INCREASE</td> <td></td> <td style="text-align: right;">\$1,190,452.44</td> </tr> <tr> <td>PERCENTAGE OF OCCUPANCY BY GOVERNMENT</td> <td></td> <td style="text-align: right;">98.94%</td> </tr> <tr> <td>TAX INCREASE DUE LESSOR</td> <td></td> <td style="text-align: right;">\$1,177,833.64</td> </tr> </table>			COMPARISON YEAR	2008	\$2,552,262.44	BASE YEAR	1997	\$1,361,810.00	INCREASE		\$1,190,452.44	PERCENTAGE OF OCCUPANCY BY GOVERNMENT		98.94%	TAX INCREASE DUE LESSOR		\$1,177,833.64
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PERCENTAGE OF OCCUPANCY BY GOVERNMENT		98.94%															
TAX INCREASE DUE LESSOR		\$1,177,833.64															
The lessor is entitled to a one-time payment in the amount of \$1,177,833.64 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																	
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;"> BY _____ (Signature) </td> <td style="width: 50%;"> _____ (Title) </td> </tr> <tr> <td colspan="2"> IN THE PRESENCE OF </td> </tr> <tr> <td> _____ (Signature) </td> <td> _____ (Address) </td> </tr> </table>			BY _____ (Signature)	_____ (Title)	IN THE PRESENCE OF		_____ (Signature)	_____ (Address)									
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UNITED STATES OF AMERICA																	
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;"> BY  (Signature) </td> <td style="width: 50%;"> Contracting Officer, GSA, Triangle Service Center (Official Title) </td> </tr> </table>			BY  (Signature)	Contracting Officer, GSA, Triangle Service Center (Official Title)													
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