

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT <div style="text-align: right;">No. 64</div> TO LEASE NO. <b>GS-11B-30168</b>	DATE <b>APR 24 2012</b>
ADDRESS OF PREMISES <div style="text-align: right;">           Union Center Plaza IV            888 First ST NE            Washington, DC 20002         </div>		
THIS AGREEMENT, made and entered into this date by and between whose address is: <div style="text-align: right;">           ROSCHE/888 First Street, N.E., LLC            Union Center Plaza Mgmt Corp.            840 First Street NE            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 as follows:		
Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement.		
COMPARISON YEAR (CY)	2011	\$2,392,705.09
BASE YEAR	2007	\$1,361,810.00
TOTAL INCREASE		\$1,030,895.09
PERCENTAGE OF GOVERNMENT OCCUPANCY		98.94%
TAX INCREASE DUE LESSOR		\$1,019,967.60
The Lessor is entitled to a one-time lump sum payment in the amount of <span style="float: right;"><b>\$1,019,967.60</b></span> payable in arrears. This amount shall be paid with your next rent check:		
ROSCHE/888 First Street, N.E., LLC.  530 I 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)	

Today's Date: August 10, 2010

ANALYST:	Tracey Bryant
SPECIALIST:	M. Medina
Lease No.:	GS-11B-30168
Location Code:	DC04542Z
SLA NO.	64
Square Footage:	503,997
Effective date:	April 3, 2012

Building Information	
Building Name:	Union Center Plaza IV
Building Address:	888 First ST NE
City/State/Zip	Washington, DC 20002

Lessor Information	
Name:	ROSCH/888 First Street, N.E., LLC
c/o	Union Center Plaza Mgmt Corp.
Street Address:	840 First Street NE Suite 2500
City/State/Zip:	Washington, DC 20002

Payee Information (note: make sure this information = R620)	
Name:	ROSCH/888 First Street, N.E., LLC.
c/o	
Street Address:	530 I Wisconsin Ave., NW Suite 510
City/State/Zip:	Washington, DC 20015

CURRENT INFORMATION			
ANNUAL RENT		\$ 16,102,050.22	
OPERATING RENT		\$ 4,277,999.19	
Net Annual Rental/Base Rent		\$ 11,824,051.03	
COMPUTATION		Comparison Year	2011
		Base Year	2007
CY 11 (1/1/11 thru 3/31/11)	3 months	\$598,532.05	\$598,532.05 \$199,510.68 \$1,197,064.10
CY 11 (4/1/11 thru 9/30/11)	6 months	\$1,197,064.10	\$1,197,064.10
CY 12 (10/1/11 thru 12/31/11)	3 months	\$597,108.94	\$597,108.94 \$199,036.31 \$1,194,217.88
TOTAL CURRENT YEAR		\$2,392,705.09	
1/1/07 thru 3/31/07		\$340,452.50	\$340,452.50 \$113,484.17 \$680,905.00
4/1/07 thru 9/30/07		\$680,905.00	\$680,905.00
10/1/07 thru 12/31/07		\$340,452.50	\$340,452.50 \$113,484.17 \$680,905.00
TOTAL BASE YEAR Base Year - CY 07		\$1,361,810.00	
(Increase) or Decrease		\$1,030,895.09	
Government Share		98.94%	
Amount Due for Current Year		\$1,019,967.60	

STAR/R620 information

Enter these figures in the STAR Payment Schedule screen

Base Rent The same as what's already in the system  
Operating Rent The same as what's already in the system