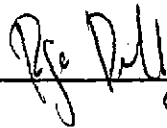


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|--|---|--|---------------------|-------------|---------------------|-------------|---------------------|-------------|------------------------------|---------------------|------------------|-------------|----------------------------|---|---|---------------|--------------------------|--------------------|
| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL LEASE AGREEMENT <div style="text-align: center;">No. 35</div> TO LEASE NO. GS-11B-30168 | DATE <div style="text-align: center;">NOV 8 2004</div> | | | | | | | | | | | | | | | | |
| ADDRESS OF PREMISES <div style="text-align: right;">Union Center Plaza IV 888 First Street, NE Washington, DC 20002</div> | | | | | | | | | | | | | | | | | | |
| THIS AGREEMENT, made and entered into this date by and between Rosche/888 First Street, NE, LLC whose address is <div style="text-align: right;">Rosche/888 First Street, NE, LLC c/o Union Center Plaza Management 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 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. | | | | | | | | | | | | | | | | | | |
| <div style="margin-left: 40px;"> This BID Tax calculations covers 01/01/03 thru 12/31/03: 1 Year <table style="margin-left: 100px; border: none;"> <tr> <td style="text-align: right;">01/01/03 - 03/31/03</td> <td style="text-align: right;">\$17,832.96</td> </tr> <tr> <td style="text-align: right;">04/01/03 - 09/30/03</td> <td style="text-align: right;">\$34,966.58</td> </tr> <tr> <td style="text-align: right;">10/01/03 - 12/31/03</td> <td style="text-align: right;">\$17,850.00</td> </tr> <tr> <td style="text-align: right;">TOTAL COMPARISON YEAR</td> <td style="text-align: right;">\$ 70,649.54</td> </tr> <tr> <td style="text-align: right;">BASE YEAR</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td style="text-align: right;">INCREASE / DECREASE</td> <td style="text-align: right;">Total BID Tax for Year 2003 \$ 70,649.54</td> </tr> <tr> <td style="text-align: right;">GOVERNMENT'S PERCENTAGE OF OCCUPANCY PER LEASE</td> <td style="text-align: right;">98.94%</td> </tr> <tr> <td style="text-align: right;">AMOUNT DUE LESSOR</td> <td style="text-align: right;">\$69,900.65</td> </tr> </table> </div> | | | 01/01/03 - 03/31/03 | \$17,832.96 | 04/01/03 - 09/30/03 | \$34,966.58 | 10/01/03 - 12/31/03 | \$17,850.00 | TOTAL COMPARISON YEAR | \$ 70,649.54 | BASE YEAR | \$ - | INCREASE / DECREASE | Total BID Tax for Year 2003 \$ 70,649.54 | GOVERNMENT'S PERCENTAGE OF OCCUPANCY PER LEASE | 98.94% | AMOUNT DUE LESSOR | \$69,900.65 |
| 01/01/03 - 03/31/03 | \$17,832.96 | | | | | | | | | | | | | | | | | |
| 04/01/03 - 09/30/03 | \$34,966.58 | | | | | | | | | | | | | | | | | |
| 10/01/03 - 12/31/03 | \$17,850.00 | | | | | | | | | | | | | | | | | |
| TOTAL COMPARISON YEAR | \$ 70,649.54 | | | | | | | | | | | | | | | | | |
| BASE YEAR | \$ - | | | | | | | | | | | | | | | | | |
| INCREASE / DECREASE | Total BID Tax for Year 2003 \$ 70,649.54 | | | | | | | | | | | | | | | | | |
| GOVERNMENT'S PERCENTAGE OF OCCUPANCY PER LEASE | 98.94% | | | | | | | | | | | | | | | | | |
| AMOUNT DUE LESSOR | \$69,900.65 | | | | | | | | | | | | | | | | | |
| The lessor is entitled to a one-time payment in the amount of \$69,900.65 payable with the next rent payment to: <div style="text-align: right; margin-top: 10px;">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: Rosche/888 First Street, NE, LLC | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| BY _____ <div style="display: flex; justify-content: space-around; width: 100%;"> (Signature) (Title) </div> | | | | | | | | | | | | | | | | | | |
| IN THE PRESENCE OF <div style="display: flex; justify-content: space-around; width: 100%; margin-top: 20px;"> <div style="width: 45%;"> _____ (Signature) </div> <div style="width: 45%;"> _____ (Address) </div> </div> | | | | | | | | | | | | | | | | | | |
| UNITED STATES OF AMERICA | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| BY  _____ <div style="display: flex; justify-content: space-between; width: 100%;"> (Signature) <u>Contracting Officer, GSA, Triangle Service Center</u> (Official Title) </div> | | | | | | | | | | | | | | | | | | |