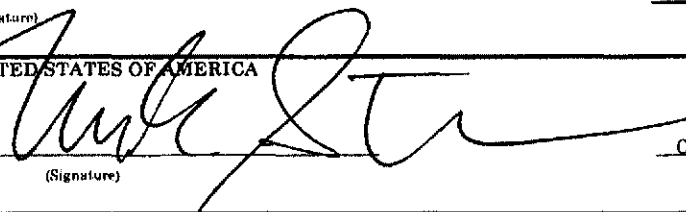


DEC 13 2010

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 59 TO LEASE NO. GS-11B-30188	DATE
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 whose address is: ROSCHE/888 First Street, N.E., LLC Union Center Plaza Mgmt Corp. 840 First Street NE 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)	2009	\$2,566,147.17
BASE YEAR	2007	\$1,361,810.00
TOTAL INCREASE		\$1,204,337.17
PERCENTAGE OF GOVERNMENT OCCUPANCY		98.94%
TAX INCREASE DUE LESSOR		\$1,191,571.20
Tax Increase paid Per SLAW 57		\$1,154,963.40
The Lessor is entitled to a one-time lump sum payment in the amount of		\$36,607.80
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)	