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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL LEASE AGREEMENT No. 48 TO LEASE NO. GS-11B-30168 | DATE JAN 8 2008 |
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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, N.E., LLC**
 whose address is:
 Roche/888 First Street, N.E., LLC
 Suite 2500
 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 mentioned covenant and agree that the said lease is hereby amended as follows.

This SLA is issued to reflect the annual BID tax adjustment provided for in the lease agreement.

This BID Tax calculation covers 01/01/07 thru 12/31/07

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|---------------------------------------|------------|-------------|
| 1/1/2007 | 3/31/2007 | \$18,344.60 |
| 4/1/2007 | 9/30/2007 | \$36,689.20 |
| 10/1/2007 | 12/31/2007 | \$18,364.80 |
| Total 2007 BID Tax Year Amount | | \$73,398.60 |
| PERCENTAGE OF OCCUPANCY BY GOVERNMENT | | 98.940% |
| TAX INCREASE DUE LESSOR | | \$72,620.57 |

The lessor is entitled to a one-time payment in the amount of **\$72,620.57** payable with the next rent payment to:

Roche/888 First Street, N.E., LLC
 Suite 510
 5301 Wisconsin Avenue, NW
 Washington, DC 20015

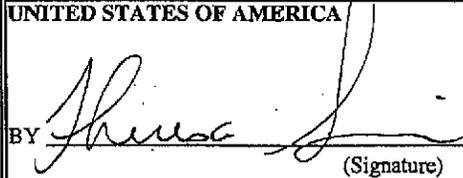
All other terms and conditions of the lease shall remain in force and effect.

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 Triangle Service Center (Official Title)