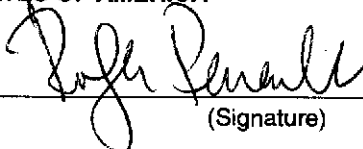
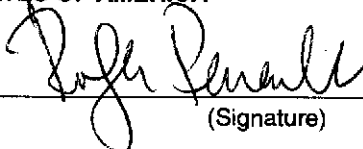
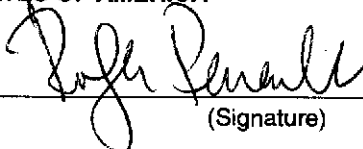


<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL LEASE AGREEMENT</b> <div style="text-align: center;">No. 51</div> <b>TO LEASE NO. GS-11B-30168</b>	<b>DATE</b> <div style="text-align: center; font-size: 1.2em;">MAY 23 2008</div>																					
<b>ADDRESS OF PREMISES</b> <div style="text-align: center;">             Union Center Plaza IV              888 First Street, NE              Washington, DC 20002           </div>																							
<b>THIS AGREEMENT, made and entered into this date by and between</b> <span style="float: right;"><b>Rosche / 888 First Street, NE, LLC</b></span> whose address is <div style="text-align: center; margin-top: 10px;">             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%; text-align: center;">2007</td> <td style="width: 40%; text-align: right;">\$2,503,803.88</td> </tr> <tr> <td>BASE YEAR</td> <td style="text-align: center;">1997</td> <td style="text-align: right;">\$1,361,810.00</td> </tr> <tr> <td>INCREASE</td> <td></td> <td style="text-align: right;">\$1,141,993.88</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;">\$1,129,888.74</td> </tr> <tr> <td>LESS PAYMENT PER SLA 50</td> <td></td> <td style="text-align: right;">\$1,126,873.17</td> </tr> <tr> <td>LUMP SUM DUE LESSOR</td> <td></td> <td style="text-align: right;">\$3,015.57</td> </tr> </table>			COMPARISON YEAR	2007	\$2,503,803.88	BASE YEAR	1997	\$1,361,810.00	INCREASE		\$1,141,993.88	PERCENTAGE OF OCCUPANCY BY GOVERNMENT		98.94%	TAX INCREASE DUE LESSOR		\$1,129,888.74	LESS PAYMENT PER SLA 50		\$1,126,873.17	LUMP SUM DUE LESSOR		\$3,015.57
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The Government in error, per SLA 50 dated April 24, 2008, paid \$1,126,873.12 for 2007 real estate tax adjustment. The correct amount due lessor is \$1,129,888.7, therefore the lessor is entitled to a one-time payment in the amount of \$3,015.57 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.																							
<b>LESSOR: Rosche / 888 First Street, NE, LLC</b>																							
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