

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT Number 13	DATE <b>FEB 13 1998</b>
TO LEASE NO. <b>GS-11B-30168</b>		

ADDRESS OF PREMISES  
 Union Center Plaza III  
 888 First Street, NE  
 Washington, DC 20006

THIS AGREEMENT, made and entered into this date by and between

ROSCHE/888 First Street, N.E., L.L.C.  
 whose address is: c/o Rosche Services Corporation, Frost Bank Building  
 Suite 100, 5350 South Staples Drive  
 Corpus Christi, Texas 78411

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 amended, effective November 3, 1997, in accordance with the Novation Agreement dated November 3, 1997 between CAPITOL HILL ASSOCIATES LIMITED PARTNERSHIP, ROSCHE/888 FIRST STREET, N.E., L.L.C. and the Government. Reference the Special Warranty Deed with Exhibit A dated November 3, 1997 by CAPITOL HILL ASSOCIATES LIMITED PARTNERSHIP and ROSCHE/888 FIRST STREET, N.E., L.L.C.

This: Supplemental Lease Agreement (SLA) is issued to reflect this new ownership. Rent payments for the above stated Lease are to be made to:

ROSCHE/888 First Street, N.E., L.L.C.  
 c/o Rosche Services Corporation, Frost Bank Building  
 Suite 100, 5350 South Staples Drive  
 Corpus Christi, Texas 78411

Paragraph 3 of the SF-2 is amended to read:  
 The Government shall pay the Lessor annual rent of \$14,979,694.03 at a rate of \$1,267,432.84 per month in arrears. The three months of rent will commence upon execution of a specific SLA showing acceptance of the work. At the end of the three-month period, the rent will be decreased to an annual rent of \$14,093,194.03 at a rate of \$1,241,932.84 per month. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: ROSCHE/888 First Street, N.E., L.L.C., c/o Rosche Services Corporation, Frost Bank Building, Suite 100, 5350 South Staples Drive, Corpus Christi, Texas 78411.


The first line of Paragraph 3.5 of Solicitation for Offer 90-061 reads:  
 The base for operating costs is hereby \$3,079,143.00.

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

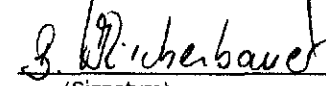
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

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**LESSOR:**

  
 (Signature)


IN THE PRESENCE OF (witnessed by):

  
 (Signature)

President  
 (Title)

(Address)

**UNITED STATES OF AMERICA**

  
 (Signature)

Contracting Officer

(Title)