

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT <div style="text-align: center;">No. 23</div> TO LEASE NO. GS-11B-30168	DATE <div style="text-align: center; font-size: 1.2em;">SEP 14 2001</div>
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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, NE, LLC**
 whose address is:

c/o Union Center Plaza Mgmt Corp
 820 First Street, NE, Suite 460
 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 effective September 29, 2001 as follows:

Issued to reflect operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Avg)	July	1997	101.10
Corresponding Index	July	2001	110.60
Base Operating Cost Per Lease			\$ 3,079,143.00
% Increase in CPI-W			0.093966370
Annual Increase In Operating Cost			\$ 289,335.89
Less Previous Escalation Paid			\$ 216,240.51
Annual Increase In Operating Cost Due Lessor			\$ 73,095.38

Effective September 29, 2001, the annual rent is increased by \$73,095.38
 The new annual rent is \$15,192,529.92 payable at the rate of \$1,266,044.16
 The rent check shall be made payable to:

Rosche/888 First Street, NE, LLC
 [REDACTED] Building Lockbox, WDC ONE LLC
 Church Street Station
 P.O. Box 6511
 New York-Manhattan, NY 10249

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.

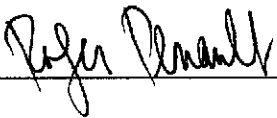
LESSOR: **Rosche/888 First Street, NE, LLC**

BY _____
 (Signature)

IN THE PRESENCE OF

 (Signature)

UNITED STATES OF AMERICA

BY  _____
 (Signature)

 Contracting Officer, Triangle Services
 (Official Title)