

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 38 TO LEASE NO. GS-11B-30168	DATE OCT -5 2005
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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:

Rosche / 888 First Street, NE, LLC
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, 2005 as follows:

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

Base (CPI-W-U.S. City Avg)	Jul	1997	101.10
Corresponding Index	Jul	2005	124.50
Base Operating Cost Per Lease			\$ 3,047,403.00
% Increase in CPI-W			0.231454006
Annual Increase in Operating Cost			\$ 705,333.63
Less Previous Escalation Paid			\$ 560,649.81
Annual Increase in Operating Cost Due Lessor			\$ 144,683.82

Effective September 29, 2005, the annual rent is increased by \$144,683.82
The new annual rent is \$15,576,787.66 payable at the rate of \$1,298,065.64
The rent check shall be made payable 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.

LESSOR: Rosche / 888 First Street, NE, LLC

BY _____
(Signature)

IN THE PRESENCE OF

(Signature)

UNITED STATES OF AMERICA

BY  _____
(Signature)

Contracting Officer, Triangle Service Center
(Official Title)