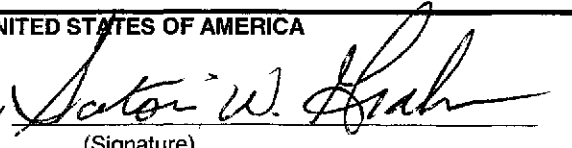


| <b>GENERAL SERVICES ADMINISTRATION</b><br><b>PUBLIC BUILDINGS SERVICE</b><br><b>SUPPLEMENTAL LEASE AGREEMENT</b>  | <b>SUPPLEMENTAL AGREEMENT</b><br>No. 44<br><b>TO LEASE NO. GS-11B-40155</b> | <b>DATE</b><br>APR 5 2011 |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
|---|---|---------------------------|---------------------|--|--|-------------|--|-----------------|----------------|--|--------------|-----------------------|--|-----------------|-----------------------|--|--|-----------------|------|----------------|-----------------|--|--|-------------|--|-----------------|----------------|--|----------------|-----------|--|-----------------|
| <b>ADDRESS OF PREMISES</b> 445 12th Street, SW<br>Washington, DC 20001-2018   |   |                           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| THIS AGREEMENT, made and entered into this date by and between <b>Parcel 49C Limited Partnership</b>  |   |                           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| whose address is: <b>Parcel 49C Limited Partnership</b><br>1250 Maryland Avenue, SW<br>Suite 250<br>Washington, DC 20024  |   |                           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| 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 <b>10/17/2010</b> as follows:  |   |                           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| Issued to reflect the an annual 1.5% step rent provided for in the basic lease agreement.   |   |                           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3" style="text-align: left; background-color: #cccccc;">CURRENT INFORMATION</th> </tr> <tr> <td style="width: 60%;">ANNUAL RENT</td> <td style="width: 20%;"></td> <td style="width: 20%; text-align: right;">\$30,867,322.36</td> </tr> <tr> <td>OPERATING RENT</td> <td></td> <td style="text-align: right;">8,927,126.43</td> </tr> <tr> <td>NET COST FOR SERVICES</td> <td></td> <td style="text-align: right;">\$21,940,195.93</td> </tr> <tr> <th colspan="3" style="text-align: left; background-color: #cccccc;">OPERATING ESCALATIONS</th> </tr> <tr> <td>ANNUAL INCREASE</td> <td style="text-align: center;">5.0%</td> <td style="text-align: right;">\$112,241.0200</td> </tr> <tr> <th colspan="3" style="text-align: left; background-color: #cccccc;">NEW INFORMATION</th> </tr> <tr> <td>ANNUAL RENT</td> <td></td> <td style="text-align: right;">\$30,979,563.38</td> </tr> <tr> <td>OPERATING RENT</td> <td></td> <td style="text-align: right;">\$8,927,126.43</td> </tr> <tr> <td>BASE RENT</td> <td></td> <td style="text-align: right;">\$22,052,436.95</td> </tr> </table> |   |                           | CURRENT INFORMATION |  |  | ANNUAL RENT |  | \$30,867,322.36 | OPERATING RENT |  | 8,927,126.43 | NET COST FOR SERVICES |  | \$21,940,195.93 | OPERATING ESCALATIONS |  |  | ANNUAL INCREASE | 5.0% | \$112,241.0200 | NEW INFORMATION |  |  | ANNUAL RENT |  | \$30,979,563.38 | OPERATING RENT |  | \$8,927,126.43 | BASE RENT |  | \$22,052,436.95 |
| CURRENT INFORMATION   |   |                           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| ANNUAL RENT   |   | \$30,867,322.36           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| OPERATING RENT  |   | 8,927,126.43              |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| NET COST FOR SERVICES   |   | \$21,940,195.93           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| OPERATING ESCALATIONS   |   |                           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| ANNUAL INCREASE   | 5.0%  | \$112,241.0200            |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| NEW INFORMATION   |   |                           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| ANNUAL RENT   |   | \$30,979,563.38           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| OPERATING RENT  |   | \$8,927,126.43            |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| BASE RENT   |   | \$22,052,436.95           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| Effective      10/17/2010      ,the annual rent is increased by      \$112,241.02<br>The new annual rent is      \$30,979,563.38      payable at the rate of      \$2,581,630.28      per month.  |   |                           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| The rent shall be made payable to: <b>Parcel 49C Limited Partnership</b><br>Janet Heath, Property Manager<br>1280 Maryland Avenue, SW<br>Suite 280  |   |                           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| 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: Parcel 49C Limited Partnership</b>   |   |                           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">           BY _____<br/>           (Signature)         </div> <div style="width: 45%;">           _____<br/>           (Title)         </div> </div>  |   |                           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">           IN THE PRESENCE OF<br/><br/>           _____<br/>           (Signature)         </div> <div style="width: 45%;">           _____<br/>           (Address)         </div> </div>  |   |                           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| <b>UNITED STATES OF AMERICA</b>   |   |                           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">           BY <br/>           (Signature)         </div> <div style="width: 45%;">           _____<br/>           Contracting Officer, GSA, NCR, PBS, REA<br/>           (Official Title)         </div> </div>  |   |                           |                     |  |  |             |  |                 |                |  |              |                       |  |                 |                       |  |  |                 |      |                |                 |  |  |             |  |                 |                |  |                |           |  |                 |