

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

OCT - 6 2005

TO LEASE NO. GS-11B-40155

ADDRESS OF PREMISES 445 12th Street, S.W.
Washington, DC 20024

THIS AGREEMENT, made and entered into this date by and between, PARCEL 49C LIMITED PARTNERSHIP

Whose address is: c/o Republic Properties Corporation
1250 Maryland Avenue, S.W., Suite 280
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 hereafter mentioned covenant and agree that the said lease is amended as of the date of this Supplemental Lease Agreement ("SLA") set forth above, as follows:

1. The Government shall lease the two retail spaces on Maine Avenue, which totals 2,232 Net Usable Square Footage (NUSF) (Suite 1201D - 1,314 nuf and 1201E - 918 nuf).
2. The base rent per annum shall be \$109,368.00 (\$49 per nuf), at a rate of \$9,114.00 per month in arrears, subject to adjustment for increases and decreases in operating costs and real estate taxes as set forth in the lease. The rent per this SLA shall be added to the base rent of the lease upon completion of the tenant improvements.
3. The parties will enter into a Supplemental Lease Agreement that will specify the commencement date of the base rent listed above.
4. The Lessor, at its cost, shall fund the tenant improvements to the premises, based upon a mutually agreed to space plan by the Lessor and the Government. The Lessor shall not be responsible for the tenant's security equipment installed in the demised premises.
5. The base operating cost for increases shall be increased by \$20,757.60 from \$5,824,836.49 to \$5,849,116.05 and the base CPI year would continue to be May 1993. The operating cost increases shall be effective each year on the anniversary date of the lease commencement of the demised premises.
6. The share of real estate taxes increases shall increase from 98.37% to 98.78% as of the effective date of the SLA. The base year for real estate taxes is currently being litigated. Subject to the outcome of the litigation, a separate SLA will be entered into that will set the base year amount for future real estate tax reimbursements.

LESSOR: Parcel 49C Limited Partnership

BY

(Signature)

IN THE PRESENCE OF (witnessed by)

(Signature)

GENERAL PARTNER
PORTALS DEVELOPMENT ASSOCIATES

JTS, G.P. (Title)

1280 MARYLAND AVENUE,
WASHINGTON, DC 20024 (Address)

UNITED STATES OF AMERICA

BY

(Signature)

Contracting Officer, GSA/NCR/PBS

(Official Title)