

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 20 TO LEASE NO. LDC40155	DATE DEC 16 2002
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ADDRESS OF PREMISES 445 12th Street, SW
Washington, DC 20004

THIS AGREEMENT, made and entered into this date by and between Parcel 49C Limited Partnership

whose address is: Parcel 49C Limited Partnership
C/O Republic Properties Corporation
1250 Maryland Avenue
Suite 250
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.

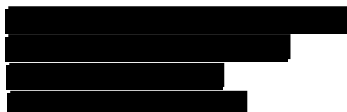
NOW THEREFORE, these parties for the considerations hereinafter covenant and agree that the said lease is hereby amended effective 10/17/2002 as follows:

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

Base (CPI-W-U.S. City Avg)	May	1993	141.90
Corresponding Index	September	2002	177.00
Base Operating Cost Per Lease			\$5,824,838.49
% Increase in CPI-W			0.247357284
Annual Increase in Operating Cost			\$1,440,815.79
Less Previous Escalation Paid			\$1,350,508.25
Annual Increase in Operating Cost Due Lessor			\$90,307.54

Effective 10/17/2002, the annual rent is increased by \$90,307.54
The new annual rent is \$28,568,525.81 payable at the rate of \$2,380,710.48 per month.

The rent shall be made payable to:



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: Parcel 49C Limited Partnership

BY _____
(Signature)

(Title)

IN THE PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA

BY 
(Signature)

Contracting Officer, GSA, NCR, PBS, DC South Service Delivery Team
(Official Title)