

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b> <b>No. 43</b> <b>TO LEASE NO. GS-11B-70315</b>	<b>DATE</b> <b>FEB 13 2013</b>
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ADDRESS OF PREMISES      Judiciary Center  
555 4th Street, NW  
Washington, DC 20001-0000

THIS AGREEMENT, made and entered into this date by and between      **NSP Ventures Corporation**  
whose address is:

NSP Ventures Corporation  
Woodmark Real Estate Services, LLC  
1025 Thomas Jefferson Street, NW, Suite 170  
Washington, DC 20007-5228

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      January 1, 2013      as follows:

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

Base (CPI-W-U.S. City Avg)	Dec	2011	222.166
Corresponding Index	Dec	2012	225.889
Base Operating Cost Per Lease			\$ 1,581,874.72
% Increase in CPI-W			0.016757740
Annual Increase In Operating Cost			\$ 26,508.64

Effective January 1, 2013      , the annual rent is increased by      \$26,508.64  
The new annual rent is      \$15,666,044.07      payable at the rate of \$1,305,503.67  
The rent check shall be made payable to:

NSP Ventures Corporation  
Woodmark Real Estate Services, LLC  
1025 Thomas Jefferson Street, NW, Suite 170  
Washington, DC 20007-5228

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.

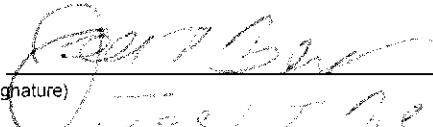
**LESSOR: NSP Ventures Corporation**

BY \_\_\_\_\_  
(Signature)

IN THE PRESENCE OF

\_\_\_\_\_  
(Signature)

**UNITED STATES OF AMERICA**

BY  \_\_\_\_\_  
(Signature)

Contracting Officer, GSA, NCR, Office of Leasing  
(Official Title)

## COMPUTATION CPI WORKSHEET 2013

Analyst	Y. Kennedy
Lease No:	GS-11B-70315
Bldg No:	DC0321
SLA No:	43
Rentable Sq Ft	345,776
Effective Date:	January 1, 2013

**BUILDING INFORMATION**

Building:	Judiciary Center
Building Address:	555 4th Street, NW Washington, DC 20001-0000

**LESSOR'S INFORMATION**

Lessor:	NSP Ventures Corporation
Lessor Add:	Woodmark Real Estate Services, LLC 1025 Thomas Jefferson Street, NW, Suite 170 Washington, DC 20007-5228

**PAYEE INFORMATION**

Payee	NSP Ventures Corporation Woodmark Real Estate Services, LLC 1025 Thomas Jefferson Street, NW, Suite 170 Washington, DC 20007-5228
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**CURRENT INFORMATION**

ANNUAL RENT	\$15,639,535.43
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**COMPUTATION**

Base (CPI-W-U.S. City Avg)	Dec	2011	222.166
Corresponding Index	Dec	2012	225.889
Base Operating Cost Per Lease			\$1,581,874.72
% Increase in CPI-W			0.016757740
Annual Increase In Operating Cost			\$26,508.64

**NEW INFORMATION**

ANNUAL RENT	\$15,666,044.07
MONTHLY RENT	\$1,305,503.67
OPERATING COST	\$1,608,383.36

*Y. Kennedy*

01/16/13

Eff Date	01/01/98
Exp Date	12/31/17