

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 21 TO LEASE NO. GS-11B-70315	DATE FEB - 7 2000
ADDRESS OF PREMISES <div style="text-align: right; padding-right: 50px;"> Judiciary Center 555 4th Street, NW Washington, DC 20001-0000 </div>			
THIS AGREEMENT, made and entered into this date by and between <div style="display: flex; justify-content: space-between;"> whose address is: 555 Fourth Street Associates Woodmark Real Estate Services, Inc. Suite 1200 </div>			
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 mentioned covenant and agree that the said Lease is amended, effective <u>1/1/06</u> , as follows:			
Base (CPI-W-U.S. City Avg)	December	1997	158.2
Corresponding Index	December	2005	192.5
Base Operating Cost Per Lease		\$	952,896.00
% Increase in CPI-W			0.216814159
Annual Increase In Operating Cost		\$	206,601.34
Less Previous Escalation Paid		\$	167,449.49
Annual Increase In Operating Cost Due Lessor		\$	39,151.85
Effective <u>1/1/06</u> , the annual rent increased by <u>\$ 39,151.85</u> . The new annual rent is			
\$ 11,357,877.34 payable at the rate of \$946,489.78		per month in arrears. The rent check	
shall be made payable to:			
555 Fourth Street Associates <div style="background-color: black; width: 200px; height: 15px; margin: 2px 0;"></div> <div style="background-color: black; width: 100px; height: 15px; margin: 2px 0;"></div> <div style="background-color: black; width: 150px; height: 15px; margin: 2px 0;"></div> <div style="background-color: black; width: 250px; height: 15px; margin: 2px 0;"></div>			
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 555 Fourth Street Associates			
BY _____			
(Signature)		(TITLE)	
IN THE PRESENCE OF (WITNESSED BY:)			

(Signature)		(Address)	
UNITED STATES OF AMERICA			
BY			
(SIGNATURE)		GSA, NCR, PBS, CBD	
		(Official Title)	