

MAR 23 1999

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2 TO LEASE NO. GS-11B-70315	DATE																												
ADDRESS OF PREMISES Judiciary Center 555 4th Street, NW Washington, D.C. 20001																														
THIS AGREEMENT , made and entered into this date by and between whose address is: 555 Fourth Street Associates Woodmark Real Estate Services, Inc. 555 4th Street, NW Suite 1200 Washington, D.C. 20036 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 <u>01-Jan-99</u> as follows: Issued to reflect the operating cost escalation provided for in the basic lease agreement. <table style="width:100%"><tr><td style="width:40%">Base (CPI-W-U.S. City Avg)</td><td style="width:20%">December</td><td style="width:20%">1997</td><td style="width:20%">158.2</td></tr><tr><td>Corresponding Index</td><td>December</td><td>1998</td><td>160.7</td></tr><tr><td>Base Operating Cost Per Lease</td><td></td><td></td><td>\$ 952,896.00</td></tr><tr><td>% Increase in CPI-W</td><td></td><td></td><td><u>0.015802781</u></td></tr><tr><td>Annual Increase In Operating Cost</td><td></td><td></td><td>\$ 15,058.41</td></tr><tr><td>Less Previous Escalation Paid</td><td></td><td></td><td>\$ -</td></tr><tr><td>Annual Increase In Operating Cost Due Lessor</td><td></td><td></td><td>\$ 15,058.41</td></tr></table> Effective <u>01-Jan-99</u> , the annual rent is increased by \$ 15,058.41 The new annual rent is \$ 11,166,334.41 payable at the rate of \$ 930,527.87 per month. The rent check shall be made payable to: <div style="text-align: right; margin-right: 100px;">555 Fourth Street Associates [Redacted] [Redacted] [Redacted] [Redacted]</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.			Base (CPI-W-U.S. City Avg)	December	1997	158.2	Corresponding Index	December	1998	160.7	Base Operating Cost Per Lease			\$ 952,896.00	% Increase in CPI-W			<u>0.015802781</u>	Annual Increase In Operating Cost			\$ 15,058.41	Less Previous Escalation Paid			\$ -	Annual Increase In Operating Cost Due Lessor			\$ 15,058.41
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LESSOR: 555 Fourth Street Associates BY _____ (Signature) _____ (Title) IN THE PRESENCE OF _____ (Signature) _____ (Address)																														
UNITED STATES OF AMERICA BY <u>[Signature]</u> (Signature) _____ Contracting Officer, GSA, NCR, PBS, PARS (Official Title)																														