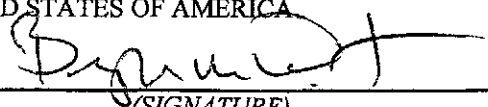


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 15 TO LEASE NO. GS-11B-70315	DATE APR 22 2004
ADDRESS OF PREMISES Judiciary Center 555 4th Street, NW Washington, DC 20001-0000			
THIS AGREEMENT, made and entered into this date by and between whose address is:		555 Fourth Street Associates  555 Fourth Street Associates Woodmark Real Estate Services, Inc.  Suite 1200	
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>1/1/04</u> , as follows:			
Base (CPI-W-U.S. City Avg)	December	1997	158.2
Corresponding Index	December	2003	179.9
Base Operating Cost Per Lease		\$	952,896.00
% Increase in CPI-W			0.137168142
Annual Increase In Operating Cost		\$	130,706.97
Less Previous Escalation Paid		\$	113,239.22
Annual Increase In Operating Cost Due Lessor		\$	17,467.75
Effective <u>1/1/04</u> , the annual rent increased by		\$ 17,467.75 . The new annual rent is	
\$ 11,281,946.59 payable at the rate of \$940,162.22		per month in arrears. The rent check	
shall be made payable to:			
555 Fourth Street Associates			
[REDACTED]			
[REDACTED]			
[REDACTED]			
[REDACTED]			
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 		GSA, NCR, PBS, CBD	
(SIGNATURE)		(Official Title)	