

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 12 TO LEASE NO. GS-11B-70315	DATE FEB 12 2003
ADDRESS OF PREMISES		Judiciary Center 555 4th Street, NW Washington, DC 20001	
THIS AGREEMENT, made and entered into this date by and between whose address is:		555 Fourth Street Associates  555 Fourth Street Associates c/o Woodmark Real Estate Services, Inc. 555 4th Street, NW Suite 1200 Washington, DC 20001	
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 1/1/03, as follows:			
Base (CPI-W-U.S. City Avg)	December	1997	158.2
Corresponding Index	December	2002	177
Base Operating Cost Per Lease		\$	952,896.00
% Increase in CPI-W			0.118836915
Annual Increase In Operating Cost		\$	113,239.22
Less Previous Escalation Paid		\$	88,543.43
Annual Increase In Operating Cost Due Lessor		\$	24,695.79
Effective 1/1/03, the annual rent increased by		\$ 24,695.79 . The new annual rent is	
\$ 11,264,478.84 payable at the rate of \$938,706.57		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 Lisa Richmond		GSA, NCR, PBS, CBD	
(SIGNATURE)		(Official Title)	