

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO.

35

DATE

JAN 30 2012

TO LEASE NO.

GS-11B-70315

ADDRESS OF PREMISES: Judiciary Center
555 4th Street, NW
Washington, DC 20001-2733

THIS AGREEMENT, made and entered into this date by and between: NSP Ventures Corporation

Whose address is: c/o 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 mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

This Supplemental Lease Agreement (SLA) is being issued to reflect the addition of daytime cleaning services to the lease.

The Government and the Lessor acknowledge that the Lessor provided daytime cleaning services to the Government from January 1, 2008 to December 31, 2010 and the Government did not pay for this service. Therefore, effective, January 1, 2011, the Lessor is entitled to a one-time lump sum payment in the amount of \$682,637.52 to cover the additional cost for this service above the cost for standard cleaning currently included in the annual rent for this period.

Effective January 1, 2011, the annual rent shall increase by [REDACTED] from [REDACTED] to \$15,590,377.31, payable at the rate of \$1,299,198.11 per month in arrears, to cover the cost of the day time cleaning services. Accordingly, effective January 1, 2011, the total operating cost base shall increase from \$1,296,601.13 to \$1,532,716.60. The revised operating cost base of \$1,532,716.60, will be used to calculate the CPI adjustment effective January 1, 2012.

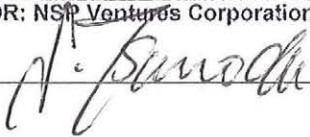
This document will not constitute a payment obligation until the date of execution by the United States. As a result, even though payments will be made retroactively, no money whatsoever is due under this agreement until thirty (30) days after the date of execution by the Government's Contracting Officer.

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

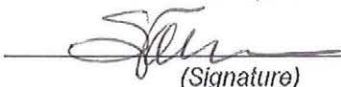
BY



SADAO TSUNODA

EXECUTIVE VICE PRESIDENT
(Name & Title)

IN THE PRESENCE OF (witnessed by:)


(Signature)

WOODMARK REAL ESTATE
1025 Thomas Jefferson ST
(Address) SUITE 170
WASHINGTON DC

UNITED STATES OF AMERICA

BY


Joel T. Berelson

Contracting Officer

GSA, NCR, PBS, Lease Executions Division

(Official Title)