

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 3 TO LEASE NO. GS-11B-02137	DATE MAR 15 2011
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ADDRESS OF PREMISES
 3300 75th Avenue
 Landover, Maryland 20785

THIS AGREEMENT, made and entered into this date by and between 3300 75th Avenue LLC
 whose address is:
 3300 75th Avenue LLC
 400 Centre Street
 Newton, Massachusetts 02458-2094
 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 September 1, 2010 as follows:

Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Avg)	August	2009	211.156
Corresponding Index	August	2010	214.205
Base Operating Cost Per Lease			\$762,126.00
% Increase in CPI-W			0.014439561
Annual Increase in Operating Cost			\$11,004.77
Less Previous Escalation Paid			\$0.00
Annual Increase in Operating Cost Due Lessor			\$11,004.77

Note:- Per SLA# 2, rent from Sept. 2010 thru Feb. 2011 total payment of \$2,387,552.41 which was \$397,925.40 monthly is being corrected by SLA# 3. Sept. 2010 thru Feb. 2011 total payment should have been \$2,392,852.38 at \$398,808.73 monthly resulting in a one-time lump sum due to Lessor of \$5,299.98

CORRECTION:
 Effective September 1, 2010, the annual rent is increased by **\$11,004.77**
 The new annual rent is **\$4,785,704.77** payable at the rate of **\$398,808.73** per month, in arrears beginning March 2011.
 The rent check shall be made payable to:
 3300 75th Avenue LLC
 c/o Reit Management & Research LLC
 P. O. Box 845049
 Boston, Massachusetts 02284-5049

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.

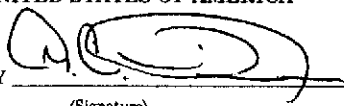
LESSOR: 3300 75th Avenue LLC

BY _____
 (Signature) _____ (Title)

IN THE PRESENCE OF

 (Signature) _____ (Address)

UNITED STATES OF AMERICA

BY 
 (Signature) _____ Contracting Officer, GSA NCR PBS Metropolitan Services Division
 (Official Title)