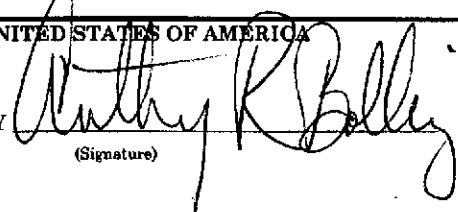


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2 TO LEASE NO. GS-11B-02137	DATE DEC 03 2010
ADDRESS OF PREMISES 3300 75th Avenue Landover, Maryland 20785		
THIS AGREEMENT, made and entered into this date by and between 3300 75th Avenue 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) Corresponding Index Base Operating Cost Per Lease % Increase in CPI-W Annual Increase in Operating Cost Less Previous Escalation Paid Annual Increase in Operating Cost Due Lessor	August August	2009 2010 \$28,035.00 0.014439581 \$404.81 \$0.00 \$404.81
Effective September 1, 2010 , the annual rent is increased by \$404.81 The new annual rent is \$4,775,104.81 payable at the rate of \$397,925.40 per month, in arrears. 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)	