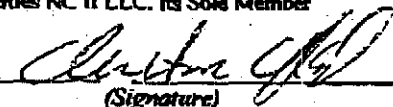
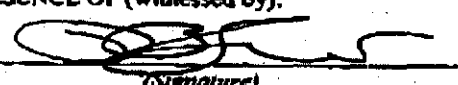



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 4	DATE 6/21/2011	
ADDRESS OF PREMISES 1451 Rockville Pike Rockville, MD 20852-1486			
THIS AGREEMENT, made and entered into this date by and between CARR PROPERTIES WOODMONT PLACE, LLC whose address is: 1776 Eye Street, NW Suite 500 Washington, DC 20005-3700			
Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:			
WHEREAS, the parties hereto desire to amend the above Lease to state remaining Tenant Improvement Allowance:			
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>upon execution</u> by the Government, as follows:			
1. Tenant Improvement Allowance: The parties acknowledge and agree that the Government has not obligated the entire Tenant Improvement Allowance of \$1,683,831.20, as amended, for the initial tenant improvements provided by the Lessor, and that the remaining balance of \$214,571.32 remains available until July 1, 2012, at which time any remaining funds will be recaptured and applied to rent in accordance with the lease.			
This document will not constitute a payment until the date of execution by the Government. As a result, no payment whatsoever are due under this agreement until (30) days after the date of execution. Any amount due hereunder will not accrue interest until that time.			
All other terms and conditions of the base lease shall remain in full force and effect.			
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.			
Lessor: CARR PROPERTIES WOODMONT PLACE, LLC By: 1451 Rockville Pike, LLC, its Sole Member and Manager By: Carr Properties RE II LLC, its Sole Member and Manager By: Carr Properties NC II LLC, its Sole Member			
BY <u></u> (Signature)	<u>SUP</u> (Title)		
IN THE PRESENCE OF (witnessed by): <u></u> (Signature)			_____ (Address)
UNITED STATES OF AMERICA:			
BY <u></u> (Signature) James Phelan	Contracting Officer, GSA, NCR (Official Title)		

CSA DC 48-1176

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