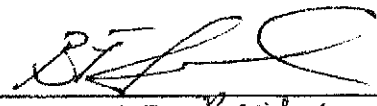




GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 2	DATE 8/29/10
		TO LEASE NO. LMD02214
ADDRESS OF PREMISES: 7501 Wisconsin Ave Suite 1500 - East Bethesda, MD 20814-6522		
THIS AGREEMENT , made and entered into this date by and between: 7501 Wisconsin LLC whose address is: <div style="text-align: center; margin-top: 10px;"> 7501 Wisconsin Ave Suite 1500 - East Bethesda, MD 20814-6522 </div>		
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 June 15, 2010 as follows:		
This Supplemental Lease Agreement (SLA) is issued to reflect the Government's space acceptance and rent commencement on June 15, 2010 for a total of 58,750 ANSI BOMA Rentable Square Feet (BRSF), being 49,620 ANSI BOMA Office Area Square Feet (BOASF), R/U factor of 1.18, consisting of 23,500 BRSF (19,848 BOASF) on the 8 th floor; 11,750 BRSF (9,924 BOASF) on the 9 th floor; 23,500 BRSF (19,848 BOASF) on the 10 th floor in the west tower of the building known as 7501 Wisconsin, Bethesda, MD 20814-6522.		
This is the first phase of a two phase occupancy rent commencement. This phase represents 83% of the total GSA occupancy covered by this lease. Upon substantial completion and acceptance of Phase 2, a separate SLA will be issued establishing the composite rent commencement date for the lease term and for anniversary purposes.		
The Government shall pay the Lessor an annual rent, as related to Phase 1 of the lease occupancy, of \$2,539,551.60 (\$51.18/BOASF + \$13,800 for 5 reserved parking permits [the parking rent being subject to 3% annual increases commencing on the first anniversary of the lease commencement date]) at the rate of \$212,779.30 per MONTH in arrears. Rent for a lesser period shall be prorated.		
This document will not constitute an obligation until the date of execution by the Government, which execution shall be within thirty (30) days of the Government's receipt of the SLA executed by the Lessor. Therefore, while payments may be made retroactively, no monies whatsoever are due until thirty (30) days after the date of execution by the Government. Any amount due will not accrue interest until that time.		
All other terms and conditions of the lease shall remain in force and in effect.		
IN WITNESS WHEREOF , the parties subscribed their names as of the above date LESSOR: 7501 Wisconsin LLC		
BY _____ <div style="text-align: center;">(Signature)</div>	<div style="text-align: center;">  Attorney-In-Fact President </div>	
IN PRESENCE OF <div style="text-align: center;">  _____ (Signature) </div>	<div style="text-align: center;"> 7501 WISCONSIN AVE - STE 1500E BETHESDA MD 20814-6522 _____ (Address) </div>	
UNITED STATES OF AMERICA/ General Services Administration		
BY _____ <div style="text-align: center;">(Signature)</div>	<div style="text-align: center;">  Contracting Officer, GSA _____ (Official Title) </div>	

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