

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL
AGREEMENT No.20

DATE

7/24/06

SUPPLEMENTAL LEASE AGREEMENT

LEASE NO.GS-04B-33138

ADDRESS OF PREMISES 2960 Brandywine Rd. (K)
Koger Center, ~~2601 Flowers Road, South~~ Atlanta, Georgia 30341

THIS AGREEMENT, made and entered into this date by and between DRA CRT Chamblee Center LLC

whose address is c/o DRA Advisors
220 East 42nd Street
New York, New York 10017

DUPLICATE
ORIGINAL

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 July 1, 2006 as follows:

The lease contract is amended as follows:

The Lessor hereby leases to the Government the following described premises:

1. This supplemental agreement applies to the Stanford Building only:

A total of approximately 35,400 (USF) / 39,570 (RSF) office and related space at the Stanford Building, Suite 100, located at 2960 Brandywine Road, Atlanta, Ga. This square footage is part of a total of 226,607 (RSF) / 253,306 (USF) of office and related space and 44 on-site parking spaces at the Koger Center, Yale, Vanderbilt and Williams Buildings.

2. Paragraph 2, for the Stanford Building only has been amended to read the following change: "To have and to hold the said premises with their appurtenances for the term beginning on July 1, 2006 through October 31, 2014, subject to termination and renewal rights as may be hereinafter set forth.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: DRA CRT Chamblee Center LLC ^{aa} Delaware limited liability company

By: Mez DRA CRT LLC, By: CRT OP LLC, By: DRA CRT Acquisition corp., its managing member

BY

(Signature)

(Title)

IN PRESENCE OF

UNITED STATES OF AMERICA


BY

(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)

3. Paragraph 3, for the Stanford Building only has been amended to read the following change: The Government shall pay the Lessor annual rent of \$654,900.00 (\$18.50 usf) / (\$16.55 rsf) at the rate of \$54,575.00 (usf) per month in arrears.
4. Paragraph 9, for the Stanford Building only has been amended to add the following change: The Government may terminate this lease in full or in part at any time on or after June 30, 2008, by giving at least 180 days written notice to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
5. In reference to the Stanford Building, there will be no Consumer Price Index (CPI) escalation until July 2007, under the terms and conditions of this Supplemental Agreement.
6. In reference to the Stanford Building, there will be no Tenant Improvements under the terms and conditions of this Supplemental Agreement.

All other terms and conditions of the lease shall remain in force and effect.



LESSOR SIGNATURE 7/17/06
DATE
DRA CRT Chamblee Center LLC
By: Mez DRA CRT LLC
By: CRT OP LLC
By: DRA CRT Acquisition Corp.,
its managing member



GOVERNMENT SIGNATURE 7/25/06
DATE