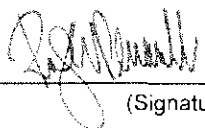


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 3 TO LEASE NO. LDC12508	DATE FEB 20 2012																				
ADDRESS OF PREMISES 409 3rd Street, SW Washington, DC 20024-3212																						
THIS AGREEMENT, made and entered into this date by and between Washington Office Center, LLC whose address is: Washington Office Center, LLC 409 3rd Street, SW 300 D Street, SW Suite C21 Washington, DC 20024-3212																						
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 11/24/2012 as follows:																						
issued to reflect the annual operating cost escalation provided for in the basic lease agreement.																						
<table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">Base (CPI-W-U.S. City Avg)</td> <td style="width: 10%;">Oct</td> <td style="width: 10%;">2011</td> <td style="width: 40%; text-align: right;">223.043</td> </tr> <tr> <td>Corresponding Index</td> <td>Oct</td> <td>2012</td> <td style="text-align: right;">227.974</td> </tr> <tr> <td>Base Operating Cost Per Lease</td> <td></td> <td></td> <td style="text-align: right;">\$ 2,221,295.15</td> </tr> <tr> <td>% Increase in CPI-W</td> <td></td> <td></td> <td style="text-align: right;">0.022107845</td> </tr> <tr> <td>Annual Increase In Operating Cost</td> <td></td> <td></td> <td style="text-align: right;">\$ 49,108.05</td> </tr> </table>			Base (CPI-W-U.S. City Avg)	Oct	2011	223.043	Corresponding Index	Oct	2012	227.974	Base Operating Cost Per Lease			\$ 2,221,295.15	% Increase in CPI-W			0.022107845	Annual Increase In Operating Cost			\$ 49,108.05
Base (CPI-W-U.S. City Avg)	Oct	2011	223.043																			
Corresponding Index	Oct	2012	227.974																			
Base Operating Cost Per Lease			\$ 2,221,295.15																			
% Increase in CPI-W			0.022107845																			
Annual Increase In Operating Cost			\$ 49,108.05																			
Effective 11/24/2012 , the annual rent is increased by \$ 49,108.05 The new annual rent is \$ 11,574,978.20 payable at the rate of \$ 964,581.52 per month.																						
The rent shall be made payable to: Washington Office Center, LLC 409 3rd Street, SW 300 D Street, SW Suite C21 Washington, DC 20024-3212																						
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: Washington Office Center, LLC																						
BY _____ (Signature) _____ (Title)																						
IN THE PRESENCE OF _____ (Signature) _____ (Address)																						
UNITED STATES OF AMERICA																						
BY  _____ (Signature) <u>Contracting Officer, GSA, NCR, PBS, REAG</u> (Official Title)																						