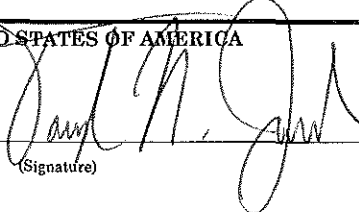


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2 TO LEASE NO. LDC02135	DATE <b>APR 5 - 2012</b>																												
ADDRESS OF PREMISES <b>455 Massachusetts Ave, NW Washington, DC 20001</b>																														
THIS AGREEMENT, made and entered into this date by and between <b>Square 516S Office Venture, LLC</b> whose address is: <b>455 Massachusetts Ave, NW Washington, DC 20037</b> 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 <b>October 1, 2011</b> as follows: Issued to reflect the annual operating cost escalation provided for in the basic lease agreement.																														
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Base (CPI-W-U.S. City Avg)</td> <td style="width: 10%;">September</td> <td style="width: 10%;">2010</td> <td style="width: 40%; text-align: right;">214.306</td> </tr> <tr> <td>Corresponding Index</td> <td>September</td> <td>2011</td> <td style="text-align: right;">223.688</td> </tr> <tr> <td>Base Operating Cost Per Lease</td> <td></td> <td></td> <td style="text-align: right;">\$281,787.17</td> </tr> <tr> <td>% Increase in CPI-W</td> <td></td> <td></td> <td style="text-align: right;">0.043778522</td> </tr> <tr> <td>Annual Increase In Operating Cost</td> <td></td> <td></td> <td style="text-align: right;">\$12,336.23</td> </tr> <tr> <td>Less Previous Escalation Paid</td> <td></td> <td></td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Annual Increase In Operating Cost Due Lessor</td> <td></td> <td></td> <td style="text-align: right;">\$12,336.23</td> </tr> </table>			Base (CPI-W-U.S. City Avg)	September	2010	214.306	Corresponding Index	September	2011	223.688	Base Operating Cost Per Lease			\$281,787.17	% Increase in CPI-W			0.043778522	Annual Increase In Operating Cost			\$12,336.23	Less Previous Escalation Paid			\$0.00	Annual Increase In Operating Cost Due Lessor			\$12,336.23
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Effective <b>October 1, 2011</b> , the annual rent is increased by <b>\$12,336.23</b> The new annual rent is <b>\$1,153,652.98</b> payable at the rate of <b>\$96,137.75</b> per month. The rent check shall be made payable to: <div style="text-align: center; margin-top: 10px;"> <b>Square 516S Office Venture, LLC</b>  <b>2400 N Street, NW</b>  <b>Suite 600</b>  <b>Washington, DC 20037-1153</b> </div>																														
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: <b>Square 516S Office Venture, LLC</b>  BY _____ (Signature) _____ (Title) _____  IN THE PRESENCE OF  _____ (Signature) _____ (Address) _____																														
UNITED STATES OF AMERICA  BY  _____ (Signature) _____ Contracting Officer, GSA, NCR, PBS, Realty Services Division <div style="text-align: right;">(Official Title)</div>																														