

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b> No. 1 <b>TO LEASE NO. GS-11B-12544</b>	<b>DATE</b> OCT 22 2012																												
<b>ADDRESS OF PREMISES</b> 1331 F Street, NW Washington, DC 20004																														
THIS AGREEMENT, made and entered into this date by and between <b>EJC 1331 F Street, LLC</b> whose address is: <div style="text-align: center; margin-top: 10px;">           EJC 1331 F Street, LLC            425 California Street, Suite 1000            San Francisco, CA 94104-2112         </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 covenant and agree that the said lease is hereby amended effective August 22, 2012 as follows: Issued to reflect operating cost escalation provided for in the basic lease agreement.																														
<table style="width: 100%; border: none;"> <tr> <td style="width: 45%;">Base (CPI-W-U.S. City Avg)</td> <td style="width: 10%;">Jul</td> <td style="width: 10%;">2011</td> <td style="width: 35%; text-align: right;">222.69</td> </tr> <tr> <td>Corresponding Index</td> <td>Jul</td> <td>2012</td> <td style="text-align: right;">225.57</td> </tr> <tr> <td>Base Operating Cost Per Lease</td> <td></td> <td></td> <td style="text-align: right;">\$ 50,773.00</td> </tr> <tr> <td>% Increase in CPI-W</td> <td></td> <td></td> <td style="text-align: right;">0.012941990</td> </tr> <tr> <td>Annual Increase In Operating Cost</td> <td></td> <td></td> <td style="text-align: right;">\$657.10</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;">\$657.10</td> </tr> </table>			Base (CPI-W-U.S. City Avg)	Jul	2011	222.69	Corresponding Index	Jul	2012	225.57	Base Operating Cost Per Lease			\$ 50,773.00	% Increase in CPI-W			0.012941990	Annual Increase In Operating Cost			\$657.10	Less Previous Escalation Paid			\$0.00	Annual Increase In Operating Cost Due Lessor			\$657.10
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Effective August 22, 2012, the annual rent is increased by \$657.10 The new annual rent is \$235,351.80 payable at the rate of \$19,612.65 per month The rent check shall be made payable to: <div style="text-align: center; margin-top: 10px;">           EJC 1331 F Street, LLC            425 California Street, Suite 1000            San Francisco, CA 94104-2112         </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.																														
<b>LESSOR: EJC 1331 F Street, LLC</b>  BY _____ (Signature)																														
IN THE PRESENCE OF  _____ (Signature)																														
<b>UNITED STATES OF AMERICA</b>  BY  (Signature)																														
Contracting Officer, GSA, NCR, Office of Leasing (Official Title)																														