

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 11	DATE MAY 28 2009
	TO LEASE NO. GS-11B-01618	

ADDRESS OF PREMISES 409 3RD ST. SW
WASHINGTON, DC 20024-3212

THIS AGREEMENT, made and entered into this date by and between WASHINGTON OFFICE CENTER L.L.C

whose address is: 300 D STREET, SW
WASHINGTON DC, 20024-0000

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 8/27/2008 as follows.

Issued to reflect the annual operating cost escalation provided for in the base lease agreement.

Base (CPI-W-U.S. City Avg)	July 2006	203.700
Corresponding Index	July 2008	216.304
Base Cost for Services/Utilities		\$214,120.98
% Increase in CPI-W		\$0.061875307
Annual Increase In Operating Cost		\$13,248.80
Less Previous Escalation Paid		\$0.00
Annual Increase In Operating Cost Due Lessor		\$13,248.80

Effective 8/27/2008 the annual rent is increased by \$13,248.80
The new annual rent is \$1,163,127.93 payable at the rate of \$96,927.33
per month.

The rent shall be made payable to: WASHINGTON OFFICE CENTER L.L.C
300 D ST S.W.
WASHINGTON, DC 20024

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

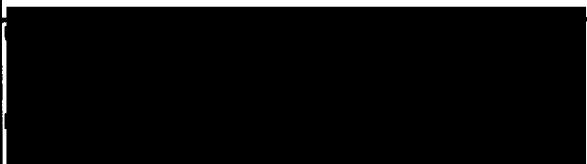
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: WASHINGTON OFFICE CENTER L.L.C

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF

(Signature) _____ (Address)



Contracting Officer, GSA, NCR, PBS, DC Service Center
(Official Title)