

<p><b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b></p> <p><b>SUPPLEMENTAL LEASE AGREEMENT</b></p>	<p>SUPPLEMENTAL AGREEMENT</p> <p>NO. # 11</p>	<p>DATE FEB 18 2009</p>
<p>ADDRESS OF PREMISES</p>	<p>TO LEASE NO. GS-11B-01638</p> <p><b>1 Choke Cherry Road Rockville, MD 20850</b></p>	
<p>THIS AGREEMENT, made and entered into this date by and between: PPF Office I Choke Cherry Road, LLC</p> <p>whose address is: c/o Morgan Stanley Real Estate Advisor, Inc. 1585 Broadway, Floor 37 New York-Manhattan, NY 10037-8300</p> <p>Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended upon execution by the Government, as follows:</p> <p>In accordance with SFO Paragraph 3.4(B), the base year taxes for purposes of calculating the real estate tax adjustment is:</p> <p style="text-align: center;"><b>BASE YEAR 2005 \$488,723.71</b></p> <p>This amount reflects the agreed upon base for the fully assessed value of the property.</p> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
<p>[Redacted Signature]</p> <p>(Signature)</p>	<p>, LLC</p>	<p><i>Executive Director</i></p> <p>(Title)</p>
<p>IN THE PRESENCE OF (witnessed by:)</p> <p>[Redacted Witness]</p> <p><u>1585 Broadway NEW YORK, NY</u> <u>37th FLOOR</u> (Address) <u>10036</u></p>		
<p>UNITED STATES OF AMERICA</p> <p>BY [Redacted Signature]</p>	<p>Contracting Office GSA NCR PBS, Metropolitan SC</p> <p>(Official Title)</p>	