

ADDRESS OF PREMISES JBG/One Choke Cherry, LLC
 the JBG CO Attn: Thomas A O'Neil
 4445 Willard Avenue, Suite 400
 Chevy Chase, MD 20815

THIS AGREEMENT, made and entered into this date by and between
 whose address is: The [REDACTED] Building
 1 CHOKE Cherry Road
 Rockville, MD 20850

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 April 1, 2010 as follows:

This SLA presents a lump sum catchup payment due the lessor in the amount of \$2,403.69 due to the reconciliation of the operating costs escalations (CPIs) for years 2005 - 2007.

Year	Should have paid	Paid	SLA#	Difference	Over/under payment (Monthly amount)	Period	Total Amount
2005	\$ 54,368.42	\$63,247.07	6	\$ (8,878.65)	(\$739.88)	8/27/05 thru 03/31/10	(\$40,812.74)
2006	\$ 73,085.42	\$66,810.28	7	\$ 6,275.14	\$ 522.93	8/27/06 thru 03/31/10	\$22,570.33
2007	\$ 40,107.85	\$31,979.86	9	\$ 8,127.99	\$ 677.33	8/27/07 thru 03/31/10	\$21,106.48

This SLA also represents the annual CPI effective 8/27/08. The Lessor is due an annual increase of \$112,337.63. Lessor is also entitled to a lump sum payment of \$179,377.83 as catchup payment for the period 8/27/08 thru 03/31/10.

Effective 8/27/08			
Base (CPI-W-U.S. City Avg)	July	2004	184.90
Corresponding Index	July	2008	216.30
Base Operating Cost Per Lease			\$1,647,987.00
% Increase in CPI-W			0.169843158
Annual Increase In Operating Cost			\$279,899.32
Less Previous Escalation Paid			\$167,561.69

The CPI effective 8/27/09 will be addressed under separate SLA.
 This SLA also represents a full and final settlement of all monies due for the CPIs for years 2005 thru 2008.

Effective April 1, 2010, the new annual rent becomes \$5,273,072.20 payable at the rate of \$439,422.68 per month. The rent check shall be made payable to:

JBG/One Choke Cherry, LLC
 4445 Willard Avenue, Suite 400
 Chevy Chase, MD 20815

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: JBG/One Choke Cherry, LLC

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF
 _____ (Signature) _____ (Address)

Contracting Officer, GSA.NCR.PBS
 (Official Title)