

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT No. 2 TO LEASE NO. LMD02304</b>	<b>DATE</b> JUL 20 2012
--	---	-------------------------

**ADDRESS OF PREMISES**  
 Center Pointe  
 811, 841, 843, 845 Brightseat Road  
 Landover, MD 20785

THIS AGREEMENT, made and entered into this date by and between **Guardian Realty Fund II Business Trust**  
 whose address is: **Guardian Realty Fund II Business Trust  
 Attention: Molly Nolan  
 801 Brightseat Road  
 Landover, MD 20785-4723**

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 **6/15/2012** as follows:

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

Base (CPI-W-U.S. City Avg)	May	2011		222.954
Corresponding Index	May	2012		226.600
Base Operating Cost Per Lease			\$	96,389.40
% Increase in CPI-W				0.016353149
Annual Increase In Operating Cost Due Lessor			\$	1,576.27

Effective **6/15/2012**, the annual rent is increased by \$ **1,576.27**  
 The new annual rent is \$**486,514.64** payable at the rate of \$ **40,542.89** per month.

The rent shall be made payable to: **Guardian Realty Fund II Business Trust  
 Attention: Molly Nolan  
 801 Brightseat Road  
 Landover, MD 20785-4723**

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.

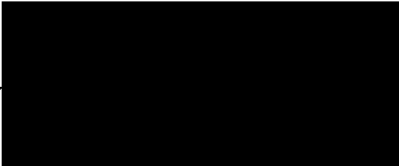
**LESSOR: Guardian Realty Fund II Business Trust**

BY \_\_\_\_\_ (Signature) \_\_\_\_\_ (Title)

IN THE PRESENCE OF

\_\_\_\_\_ (Signature) \_\_\_\_\_ (Address)

**UNITED STATES OF AMERICA**

BY  \_\_\_\_\_ **Contracting Officer, GSA, NCR, PBS, REAG**  
 (Official Title)