

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT No. 17	DATE JAN 9 2006
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. 11B-01488	

ADDRESS OF PREMISES
1801 North Lynn Street
1801 North Lynn Street
Rosslyn, VA 22209-2000

THIS AGREEMENT, made and entered into this date by and betwe Smart Building Investors, L.L.C.
whose address is: JBG Companies
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815-3690

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 as follows:

Issued to correct SLA #16 the annual real estate tax escalation provided for in the basic lease agreement (sec. 2.3.a) . SLA#16 used the incorrect base year.

Incorrect real estate tax escalation per SLA #16

COMPARISON YEAR	2004	\$1,159,071.03
BASE YEAR	2003	\$1,107,949.86
INCREASE		\$51,121.17
PERCENTAGE OF GOVERNMENT OCCUPANCY		98.14%
AMOUNT DUE TO LESSOR		\$50,170.32

Correct real estate tax escalation

COMPARISON YEAR	2004	\$1,117,576.46
BASE YEAR	2003	\$1,098,323.26
INCREASE		\$19,253.20
PERCENTAGE OF GOVERNMENT OCCUPANCY		98.14%
AMOUNT DUE TO LESSOR		\$18,895.09
DIFFERENCE		(\$31,275.23)

The Government is entitled to a one-time lump sum credit in the amount of (\$31,275.23) payable in arrears. This amount shall be deducted in your next rent check payable to:

Smart Building Investors, L.L.C
JBG Companies
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815-3690

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF

(Signature) _____ (Address)

UNITED STATES OF AMERICA
 Contracting Officer, GSA, NCR, PBS, Potomac Service Center
(Official Title)