

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

No. ~~18~~ 20

MAY 04 2006

TO LEASE NO.

GS-11B-01433

ADDRESS OF PREMISES

1801 North Lynn Street
Rosslyn, VA 22209-2000

THIS AGREEMENT, made and entered into this date by and between: PPF OFF 1801 N Lynn Street, L.L.C. and
Steuart-1801, LLC

whose address is:

PPF OFF 1801 N Lynn Street, L.L.C.
c/o Morgan Stanley Real Estate Advisor, Inc.
3424 Peachtree Road, N.E., Suite 800
Atlanta, Georgia 30326
Attention: Scott Brown and Barratt Johnson

Steuart-1801, LLC
5454 Wisconsin Avenue, Suite 1600
Chevy Chase, Maryland 20815
Attention: John R. Clark, III

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 mentioned covenant and agree that the said

Lease is amended, effective upon execution by the Government, as follows:

1. This Supplemental Lease Agreement is issued to reflect a new Lessor and a new Payee under the Lease. The new Lessor and the new Payee are as follows:

NEW LESSOR

PPF OFF 1801 N Lynn Street, L.L.C.
c/o Morgan Stanley Real Estate Advisor, Inc.
3424 Peachtree Road, N.E., Suite 800
Atlanta, Georgia 30326
Attention: Scott Brown and Barratt Johnson

Steuart-1801, LLC
5454 Wisconsin Avenue, Suite 1600
Chevy Chase, Maryland 20815
Attention: John R. Clark, III

NEW PAYEE

PPF OFF 1801 N Lynn Street, L.L.C. and
Steuart-1801, LLC
c/o JBG/Commercial Management, L.L.C.
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815-3690
Attention: Thomas A. O'Neil

OLD LESSOR

Smart Building Investors, LLC
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815
Attention: A. Leslie Ludwig

OLD PAYEE

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

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