

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT	DATE
	No. 21	
	TO LEASE NO. LVA01433	

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, LLC**

whose address is: **C/O The 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 effective **July 1, 2006** as follows:

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

Base (CPI-W-U.S. City Avg)	JUNE	2002	175.90
Corresponding Index	JUNE	2006	198.60
Base Operating Cost Per Lease			\$1,314,785.38
% Increase in CPI-W			0.129050597
Annual Increase In Operating Cost			\$169,673.84
Less Previous Escalation Paid			\$106,139.58
Annual Increase In Operating Cost Due Lessor			\$63,534.26

Effective **July 1, 2006**, the annual rent is increased by **\$63,534.26**
 The new annual rent is **\$13,877,352.20** payable at the rate of **\$1,156,446.02** per month.
 The rent check shall be made payable to:

**PPF Off 1801 N Lynn Street, LLC
C/O The JBG Companies
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815-3690**

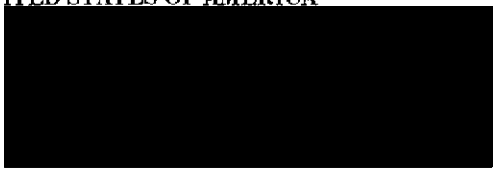
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: **PPF Off 1801 N Lynn Street, LLC**

BY _____ (Signature) _____ (Title)

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

UNITED STATES OF AMERICA
 BY  Contracting Officer, GSA, NCR, PBS, Realty Services Division
 (Official Title)