

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 22 TO LEASE NO. 11R-01433	DATE
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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 St., LLC

whose address is: JBG Commercial Management, LLC
4445 Willard Ave, 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 activation of the step rent for year 100% of the lease as stated in SLA 4.

Present Annual Rent	\$13,877,352.20
Step Rent Increase (per SLA #4)	\$134,046.68
New Annual Rent	\$14,011,398.88

Effective July 1, 2006, the annual rent is increased by \$134,046.68
The new annual rent is \$14,011,398.88 payable at the rate of \$1,167,616.57 per month.
The rent check shall be made payable to:

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 force and effect.

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

LESSOR: PPF Off 1801 N Lynn St., LLC

BY _____ (Signature) _____ (Title)

IN THE PRESENCE OF

(Signature) _____ (Address)

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