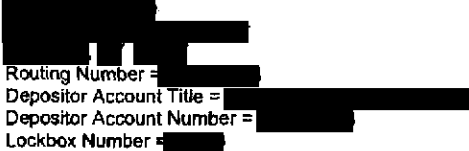






<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b>  NO. 28	<b>DATE</b>  June 6, 2007
	<b>TO LEASE NO.</b>  <b>GS-11B-01433</b>	
<b>ADDRESS OF PREMISES:</b>  1801 North Lynn Street, Rosslyn, Virginia 22091		
<b>THIS AGREEMENT, made and entered into this date by and between PPF OFF 1801 N. Lynn Street, LLC</b>  Whose address is: <b>c/o Morgan Stanley Real Estate Advisor, Inc.</b> <b>3424 Peachtree Road</b> <b>Atlanta, Georgia 30326</b> <b>Attn: Kim Creel</b>		
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:		
This Supplemental Lease Agreement is issued to reflect a change in the Lessor and Payee under the Lease, which has been acknowledged by the Government pursuant to that certain Novation Agreement of even date herewith.		
The Lease is amended as follows to reflect the new Lessor and Payee effective as of <b>March 1, 2007</b>		
<b>New Lessor and New Payee</b>		
PPF OFF 1801 N. Lynn Street, LLC c/o Morgan Stanley Real Estate Advisor, Inc. 3424 Peachtree Road Atlanta, Georgia 30326 Attn: Kim Creel Taxpayer ID -- 16-1731441		
All Rent shall be paid via electronic transfer to Lessor (pursuant to that certain ACH form of even date herewith) to:		
		
Routing Number =  Depositor Account Title =  Depositor Account Number =  Lockbox Number = 		
<b>Old Lessor</b> PPF OFF 1801 N. Lynn Street, LLC c/o Morgan Stanley Real Estate Advisor, Inc. 3424 Peachtree Road, N.E., Suite 800 Atlanta, Georgia 30326 Attention: Scott Brown and Berratt Johnson		<b>Old Payee:</b> PPF OFF 1801 N. Lynn Street, LLC Steuart-1801, LLC c/o JBG Commercial Management, LLC 4445 Willard Avenue, Suite 400 Chevy Chase, Maryland 20815-3690 Attention: Thomas A. O'Neil
Steuart-1801 LLC 5454 Wisconsin Avenue, Suite 1800 Chevy Chase, Maryland 20815 Attention: John R. Clark, III		
[Signatures on following page.]		

This document will not constitute a payment obligation until the date of execution by the Government. As a result, even though payments will be made retroactively, no rental payments are due under this agreement until thirty days after the date of execution.

All other terms and conditions of the base lease shall remain in full 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: PPF OFF, LLC, a Delaware limited liability company, its member

By: PPF OP, LP, a Delaware limited partnership, its Member

By: PPF OPGP, LLC, a Delaware limited liability company, its General Partner

By: Prime Property Fund, LLC, a Delaware limited liability company, its Member

By: [Redacted] Delaware corporation, its Manager

By:

Name

Title: Executive Director

IN THE PRESENCE OF

[Redacted Signature]

[Redacted Address]

(Address)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION

BY

[Redacted Signature]

Contracting Officer, GSA, WPJ

(Official Title)