

ADDRESS OF PREMISES **1801 North Lynn Street
1801 North Lynn Street
Rosslyn, VA 22209**

THIS AGREEMENT, made and entered into this date by and between
 whose address is: **PPF OFF 1801 N Lynn Street, LLC.
Morgan Stanley Real Estate Advisor
3424 Peachtree Road
Atlanta, GA 30326**

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, 2008** 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	2008	215.22
Base Operating Cost Per Lease			\$1,314,785.38
% Increase in CPI-W			0.2235361
Annual Increase In Operating Cost			\$293,902.00
Less Previous Escalation Paid			\$209,364.06
Annual Increase In Operating Cost Due Lessor			\$84,537.94

Effective **July 1, 2008**, the annual rent is Increased by **\$84,537.94**
 The new annual rent is **\$14,408,731.18** payable at the rate of **\$1,200,727.60** per month.
 The rent check shall be made payable to:

**PPF OFF 1801 N Lynn Street, LLC
3424 Peachtree Road
Atlanta, GA 30326**

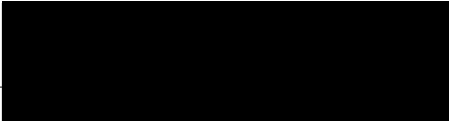
All other terms and conditions of the lease shall remain in force and effect.

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, Potomac Service Center
 (Official Title)